



**FY 2015-2019 FIVE YEAR
CONSOLIDATED PLAN AND
FY 2015 ANNUAL ACTION PLAN**

Norristown
where you belong



PREPARED FOR:

**THE MUNICIPALITY OF NORRISTOWN
235 EAST AIRY STREET, NORRISTOWN, PA 19401**

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Executive Summary

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

1. Introduction

The Municipality of Norristown, Pennsylvania is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. In compliance with the HUD regulations, the Municipality of Norristown has prepared this FY 2015-2019 Five Year Consolidated Plan for the period of March 1, 2015 through February 28, 2019. This consolidated plan is a strategic plan for the implementation of the Municipality's Federal Programs for housing, community, and economic development within the Municipality of Norristown.

The Five Year Consolidated Plan establishes the Municipality's goals for the next five (5) year period and outlines the specific initiatives the Municipality will undertake to address its needs and objectives by: promoting the rehabilitation and construction of decent, safe, and sanitary housing; creating a suitable living environment; removing slums and blighting conditions; promoting fair housing; improving public services; expanding economic opportunities; and principally benefitting low- and moderate-income persons.

This Five Year Consolidated Plan is a collaborative effort of the Municipality of Norristown, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of the Municipality's Comprehensive Plan and other community plans.

Maps:

Included in this Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of the Municipality of Norristown:

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Population Age 65+ by Block Group
- Population Age 65+ by Quarter Mile Grid
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group

2. **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The “Vision” of this Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the Municipality of Norristown. The following goals and outcomes have been identified for the five year period of FY 2015 through FY 2019:

Housing Priority –

Priority Need: There is a need to improve the quality of the housing stock in the community and to increase the supply of affordable, decent, safe, accessible, and sound housing for homeowners, renters, and homebuyers.

Goals/Strategies:

- **HS-1 Housing Rehabilitation** - Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to homeowners to rehabilitate their homes.
- **HS-2 Housing Construction** - Increase the supply of affordable, decent, safe, sound, and accessible housing for owners and renters in the Municipality through rehabilitation and new construction.
- **HS-3 Fair Housing** - Promote fair housing choice through education and outreach in the Municipality.
- **HS-4 Home Ownership** - Assist households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.

Homeless Priority –

Priority Need: There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.

Goals/Strategies:

- **HO-1 Continuum of Care** - Support the Montgomery County Continuum of Care's efforts to provide emergency shelter, transitional housing, and permanent supportive housing in non-impacted areas outside the Municipality of Norristown.
- **HO-2 Operation/Support** - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless in non-impacted areas of the County, outside the Municipality of Norristown.

Other Special Needs Priority –

Priority Need: There is a need for housing opportunities, services, and facilities for persons with special needs.

Goals/Strategies:

- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.

Community Development Priority –

Priority Need: There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the Municipality of Norristown.

Goals/Strategies:

- **CD-1 Community Facilities** - Improve the Municipality's public and community facilities and infrastructure.
- **CD-2 Infrastructure** - Improve the public infrastructure through rehabilitation, reconstruction, and new construction.
- **CD-3 Public Services** - Improve and increase public safety, municipal services, and public service programs throughout the Municipality.
- **CD-4 Code Enforcement** - Undertake code enforcement activities to ensure compliance with local codes and ordinances.

- **CD-5 Public Safety** - Improve public safety facilities, equipment, and ability to respond to emergency situations.

Economic Development Priority –

Priority Need: There is a need to increase employment, self-sufficiency, educational training, and economic empowerment for residents of the Municipality of Norristown.

Goals/Strategies:

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 Financial Assistance** - Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
- **ED-3 Redevelopment Program** - Plan and promote the development and redevelopment of the downtown business district.

Administration, Planning, and Management Priority –

Priority Need: There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goal/Strategy:

- **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

The Municipality of Norristown has a good performance record with HUD. The Municipality regularly meets the performance standards established by HUD. Each year the Municipality prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Montgomery County Commerce Department.

The FY 2013 CAPER, which was the fourth CAPER for the FY 2010-2014 Five Year Consolidated Plan, has been approved by HUD. In the FY 2013 CAPER, the Municipality of Norristown expended 74.6% of its CDBG funds to benefit low- and moderate-income persons. The Municipality expended 16.53% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The planning department conducts meetings quarterly to

assess the progress of CDBG related projects and the expenditure of funds to ensure that the timeliness ratio is in compliance with regulation.

4. Summary of citizen participation process and consultation process

The Municipality of Norristown has followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The Municipality held its first public hearing on the needs of the community and its residents on September 8th, 2014. This provided the residents, agencies and organizations with the opportunity to discuss the Municipality's CDBG Program and to provide suggestions for future CDBG and Program priorities and activities.

A copy of the "Draft Five Year Consolidated Plan and the FY 2015 Annual Action Plan" was placed on public display for review by the general public agencies and organizations in the community for a 30 day period beginning March 5, 2015. A newspaper notice announcing that these documents were placed on public display was published in "The Times Herald," the newspaper of general circulation in the area. The "Draft Five Year Consolidated Plan and the FY 2015 Annual Action Plan" were on public display at the following locations:

- Norristown Municipal Hall, 235 East Airy Street Norristown, PA 19401
- Montgomery County-Norristown Public Library, 1001 Powell Street Norristown, PA 19401

A resident survey was prepared in both English and Spanish and advertised to residents through March 1, 2015. A copy was placed on the Municipality's website, and an ad ran in the "Times Herald" on November 7, 14, and 21, 2014. The results of the survey were used to help determine the goals and outcomes. A more detailed analysis and description of the citizen participation process is contained in section PR-15, "Citizen Participation."

5. Summary of public comments

The Municipality of Norristown held its First Public Hearing on September 8, 2014 at 6:00 PM. Comments received at that public hearing are included in the attachments at the end of the Five Year Plan.

The Five Year Consolidated Plan and FY 2015 Annual Action Plan were placed on public display from March 5, 2015 to Monday April 6, 2015. A Second Public Hearing was held on Tuesday, March 17th, 2015. Comments that were received at the Second Public Hearing and display period are included in the attachments at the end of the Five Year Plan.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

7. Summary

The main goals of the Five Year Consolidated Plan are to improve the living conditions of all residents in the Municipality of Norristown, create a suitable and sustainable living environment, and to address the housing and community development needs of the Municipality's residents.

The Five Year Consolidated Planning process requires that the Municipality prepare in a single document its strategies and goals to address housing needs; establish and maintain a suitable living environment; and to encourage economic opportunities for every resident. The Municipality will use the Consolidated Plan goals to allocate CDBG funds over the next five (5) years and to provide direction to its strategic partners, participating agencies, and stakeholder organizations to address the housing and community development needs of the low- and moderate-income residents of the Municipality of Norristown. HUD will evaluate the Municipality's performance based on the goals established in the Five Year Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NORRISTOWN	Planning and Municipal Development

Table 1 – Responsible Agencies

Narrative

The lead agency for the Consolidated Plan is the Municipality of Norristown’s Department of Planning and Municipal Development, which administers the CDBG program. In addition, the Montgomery County Housing Authority (MCHA) will play a larger role in providing and managing housing programs not covered by this plan. The Montgomery County Redevelopment Authority will be an important stakeholder in community development projects and improvements. Coordination with various non-profit organizations, such as Community Action Development Commission of Montgomery County (CADCOM), Opportunities Industrialization Center (OIC), and the Montgomery County Department of Housing & Community Development, (the lead entity for the Montgomery County Continuum of Care process), are also important partners in the planning process. Carson Valley Children's Aid is the Housing Resource Center (HRC) in Norristown and serves as the Central Location for coordinated response to housing crises for the most vulnerable families and individuals who are experiencing homelessness or are at-risk for homelessness.

Norristown’s Department of Planning and Municipal Development will continue to oversee the Municipality’s housing rehabilitation, reconstruction, and down-payment assistance programs. The Municipality will work towards improved coordination with the Montgomery County Housing Authority on housing issues, particularly as they pertain to deconcentration of facilities and services into the surrounding areas of the county. The department will also continue to provide overall administration of the CDBG and state-funded HOME programs. Additionally, Municipal officials have partnered with other officials in the County that have similar concerns for their municipalities, in an effort to come up with a unified approach to the shared housing issues and concerns as it relates to deconcentration.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**1. Introduction**

While preparing the FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan, the Municipality of Norristown consulted with the Montgomery County Housing Authority, social services agencies, housing providers, and members of the Lower Merion/Norristown/Abington/Montgomery County Continuum of Care.

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)).

The Municipality of Norristown engaged in the public process through public meetings, working with local housing providers, and consulting with non-profit organizations in an effort to develop a community-driven plan. These organizations include, but are not limited to:

Public Agencies

- Montgomery County Redevelopment Authority
- Montgomery County Housing Authority
- Montgomery County Economic and Workforce Development
- Montgomery County Continuum of Care
- Montgomery County Housing and Community Development
- Montgomery County Health Department
- Montgomery County Commerce Department

Non-profit Organizations

- Genesis – Housing Counseling Program provides free classes and individual counseling
- Habitat for Humanity
- Coordinated Homeless Outreach Center
- Fair Housing Rights Center of Southeastern PA
- Montgomery County Opportunities Industrialization Center
- CADCOM (Community Action Development Commission)
- Hedwig House – Special Housing Services that coincide with MontCo Office of Behavioral Health and Development and Your Way Home
- Salvation Army
- ACLAMO
- Montco – Your Way Home – Public Private Partnership using resources to end and prevent homelessness.

- Montgomery County Foundation
- Senior Adult Activities Center
- Greater Norristown Corporation
- Vance Community Partners
- Norristown Area Communities that Care
- AHEDD
- United Way
- Legal Aid of Southeastern PA
- Center 4 Youth
- George Washington Carver Community Center
- Horizon House – Assertive Community Treatment (ACT) provides multidisciplinary team that supports people with severe and persistent mental illness living within their community.
- Mental Health Association- Halfway There Supportive Housing Program – to assist persons with behavioral health issues and substance abuse issues in their transition to independent living.

Collaboration and coordination with these entities will continue throughout the year in order to capitalize on potential future funding that may be received by the Municipality in 2015. Coordinated actions include programmatic linkages between agencies, as well as budget allocation process coordination. In this way, the Municipality will be positioned to take advantage of potential partnership opportunities that would result in increased investment benefit to low and moderate income households and persons.

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

The Municipality of Norristown is a member of the Lower Merion/Norristown/Abington/Montgomery County Continuum of Care which is also known as the Montgomery County Department of Housing and Community Development (DHCD) and is a part of the Your Way Home Leadership Council (YWH). The DHCD submits the annual CoC Consolidated Application for funding on behalf of the CoC. The Municipality works with the Lower Merion/Norristown/Abington/Montgomery County CoC, DHCD, and YWH to address homelessness by working together to develop a framework to deliver housing and services to the homeless. Norristown agencies include Carson Valley Children's Aide, Salvation Army, and the Coordinated Homeless Outreach Center. Carson Valley Children's Aid (CVCA) is the Housing Resource Center serving Norristown. CVCA operates the Rapid Rehousing Program in the Municipality.

Your Way Home Leadership Council of Montgomery County is a bigger, broader, regional coordinated effort to end homelessness. It includes nonprofits, private sector partners, and local governments such as the Montgomery County Department of Housing and Community Development (DHCD). The CoC is a function of the larger collaboration. The focus of Your Way Home is to enhance consumer, provider, and funder efficiencies by coordinating services, eliminating duplicate efforts, building capacity and resiliency, and weaving together the partner organizations in a comprehensive effort. Your Way Home Leadership

Council believes that homelessness and housing instability are best solved when philanthropy, government, health and human service providers, law enforcement, housing developers, landlords, consumer advocates, and community partners strive to address the problem as one, by quickly getting people into permanent housing while coordinating the resources they need to stay there. Norristown's Housing Resource Center, Carson Valley Children's Aide (CVCA), works with area shelters in order to connect with people in shelter care, and works with the most vulnerable populations, including the chronically homeless, families with children, veterans, and unaccompanied youth to prioritize their needs. The 2013 SuperNOFA Application for the CoC reports that the CoC Action Team's identified County Priorities for last year was permanent housing for persons without disabilities, including individuals and families with children, and ending chronic homelessness. The CoC's strategy for veterans is to ensure that all eligible vets access VASH & SSVF resources, and that CoC, ESG, and other resources are used to serve ineligible vets. Local efforts to prioritize ineligible vets include:

- DHCD funded the local VA to collect data on homeless vets and improve outreach for the PIT count
- Norristown Ministries, a faith-based organization, targets homeless vets with outreach and life skills
- The Coordinated Homeless Outreach Center prioritizes ineligible vets referred by the VA for shelter and other services
- Your Way Home will develop a policy to give priority for non-VASH permanent housing resources to ineligible vets

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

Your Way Home (YWH) is a public-private partnership co-chaired by the Department of Housing and Community Development (DHCD) and the President of the North Penn Community Health Foundation, acting as a philanthropic leader governed by the Leadership Council. Stakeholders from all geographic areas of the County are involved with YWH. These partners are knowledgeable about homelessness, and include CoC and ESG funded agencies. These agencies are represented on the Community Advisory Board (CAB) and Action Teams. The CAB meets regularly and is comprised of business, healthcare, educational and faith leaders, as well as elected officials, service providers, consumers, law enforcement, educators, housing developers, property managers/landlords, and advocates. The CAB review progress and provides feedback on YWH initiatives. Action Teams are short term, cross-sector volunteer teams focused on systems change and service innovation. Members include experts in each relevant subject area, which work together to make recommendations to the Your Way Home Leadership Council. They measure success by the number of residents for whom homelessness and its devastating consequences have been prevented or ended quickly and more effectively. The ultimate goal is for families and individuals to achieve housing and financial stability as well as food security, better health outcomes a higher quality of life, and lasting independence.

YWH is committed to high standards of performance and outcome evaluation. The 2013-2015 Strategic Plan for YWH states that they will grow their impact by constantly evaluating, improving, and scaling what works. Through the Community Advisory Board, a donor-designated Fund, a Learning Collaborative to build the capacity of the partners, and a coordinated intake, assessment, and client management system, YWH believes they have in place an infrastructure for success. The Service Prioritization and Decision Assistance Tool used by YWH to prioritize needs is a nationally recognized tool by HUD, and is in line with HUD's goal to serve people that are most vulnerable, or with the most severe service needs, first. The tool ranks people on substance use, mental health, those that have been homeless in the past, etc.

The Montgomery County Department of Housing & Community Development coordinates public funding sources, including Affordable Housing Trust Fund, Community Development Block Grant, Emergency Solutions Grants, First Time Homebuyers Program, HOME Investment Partnership Program, Housing Reinvestment Program (in partnership with the Department of Behavioral Health and Developmental Disabilities), and performance-based contracts for shelter, transitional and permanent supportive housing providers. DHCD is also the Collaborative Applicant for the CoC and is the HMIS Lead Agency. In its capacity as the lead for the CoC and HMIS Lead Agency, DHCD has policies and procedures for the HMIS that are in conformance with 2010 HMIS Data Standards and all related HUD notices. DHCD works closely with the HMIS vendor to ensure that the database is in compliance with the 2010 data standards.

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

See chart on the next page.

Table 2 – Agencies, groups, organizations who participated

1.	Agency/Group/Organization	Montgomery County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Housing Authority was consulted to determine the housing needs in the Municipality of Norristown.
2.	Agency/Group/Organization	Habitat for Humanity of Montgomery County
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Habitat for Humanity of Montgomery County was consulted to determine the housing needs in the Municipality of Norristown.
3.	Agency/Group/Organization	Greater Norristown Corporation
	Agency/Group/Organization Type	Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Housing Authority was consulted to determine the economic development needs in the Municipality of Norristown.
4.	Agency/Group/Organization	CADCOM
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CADCOM was consulted to determine the poverty reduction needs in the Municipality of Norristown.
5.	Agency/Group/Organization	Montgomery County Department of Housing and Community Development
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Department of Housing and Community Development was consulted to determine the housing needs in the Municipality of Norristown.
6.	Agency/Group/Organization	RHD Coordinated Homeless Outreach Center
	Agency/Group/Organization Type	Housing Services-homeless Services - Victims Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The RHD Coordinated Homeless Outreach Center was consulted to determine the homeless needs in the Municipality of Norristown.
7.	Agency/Group/Organization	Legal Aid of Southeastern PA
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Legal Aid of Southeastern PA was consulted to determine the legal needs in the Municipality of Norristown.
8.	Agency/Group/Organization	Fair Housing Rights Center
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Rights Center was consulted to determine the fair housing needs in the Municipality of Norristown.
9.	Agency/Group/Organization	Citizens Bank
	Agency/Group/Organization Type	Services-Education Service-Fair Housing Business Leaders Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Citizens Bank was consulted to determine the Community Development needs in the Municipality of Norristown.
10.	Agency/Group/Organization	Vance Community Partners, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Vance Community Partners Inc. was consulted to determine the community development needs in the Municipality of Norristown.
11.	Agency/Group/Organization	Montgomery County Health Department
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Health Department was consulted to determine the housing needs in the Municipality of Norristown.
12.	Agency/Group/Organization	ASSETS Montco
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Assets Montco was consulted to determine the economic development needs in the Municipality of Norristown.
13.	Agency/Group/Organization	Montgomery County OIC
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County OIC was consulted to determine the community development needs in the Municipality of Norristown.
14.	Agency/Group/Organization	Norristown Area Communities that Care
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Norristown Area Communities that Care was consulted to determine the Community Development needs in the Municipality of Norristown.
15.	Agency/Group/Organization	AHEDD
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The AHEDD was consulted to determine the economic development needs in the Municipality of Norristown.

16.	Agency/Group/Organization	Center 4 Youth
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Center 4 youth was consulted to determine other special needs in the Municipality of Norristown.
17.	Agency/Group/Organization	Genesis Housing Corporation
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Genesis Housing Corporation was consulted to determine housing needs in the Municipality of Norristown
18.	Agency/Group/Organization	Montgomery County Redevelopment Authority
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing Other government - County Regional organization Planning organization Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Redevelopment Authority was consulted to determine community development needs in the Municipality of Norristown
19.	Agency/Group/Organization	Wells Fargo
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wells Fargo was consulted to determine community development needs in the Municipality of Norristown
20.	Agency/Group/Organization	Hedwig House, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hedwig House was consulted to determine special needs in the Municipality of Norristown
21.	Agency/Group/Organization	Senior Adult Activities Center of Montgomery County
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Senior Adult Activities Center of Montgomery County was consulted to determine special needs in the Municipality of Norristown
22.	Agency/Group/Organization	Montgomery County Commerce Department
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Commerce Department was consulted to determine economic development needs in the Municipality of Norristown

23.	Agency/Group/Organization	United Way of Greater Philadelphia and Southern New Jersey
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Greater Philadelphia and New Jersey was consulted to determine non-homeless special needs in the Municipality of Norristown
24.	Agency/Group/Organization	ACLAMO
	Agency/Group/Organization Type	Housing Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Acción Comunal Latino Americano de Montgomery County was consulted to determine community Development needs in the Municipality of Norristown
25.	Agency/Group/Organization	Montgomery County Foundation
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Foundation was consulted to determine special needs in the Municipality of Norristown
26.	Agency/Group/Organization	Greater Valley Forge Transportation Management Association
	Agency/Group/Organization Type	Regional organization Planning organization Transportation Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greater Valley Forge Transportation Management Association was consulted to determine non-homeless special needs in the Municipality of Norristown.

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

All agency types were consulted and contacted during the planning process. See Exhibit Section for meeting notes.

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	Montgomery County Department of Housing & Community Development	They are incorporated in the Five Year Consolidated Plans and the Annual Action Plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Downtown Norristown is Next	Norristown Department of Planning & Municipal Development	They are incorporated in the Five Year Consolidated Plans and Annual Action Plans.
Apparatus Replacement Program	Norristown Fire Department	They are incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Your Way Home Montgomery County Strategic Plan	Montgomery County Department of Housing & Community Development	Your Way Home Montgomery County created a Strategic Plan for FY 2013-2015. The goals in this plan are incorporated in the Five Year Consolidated Plans and Annual Action Plans.
Five Year Plan and Annual Action Plan	Montgomery County Housing Authority	They are incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Norristown Comprehensive Plan	Norristown's Planning Commission and Department of Planning and Municipal Development	They are incorporated in the Five Year Consolidated Plans and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Norristown Planning and Municipal Development Department is the administrating agency for the CDBG program. Close coordination is maintained with Municipal and County departments for CDBG projects such as the Montgomery County Redevelopment Authority, Housing Authority, Economic and Workforce Development, Continuum of Care, and Housing and Community Development. Coordination with various non-profit organizations, such as Community Action Development Commission (CADCOM), Opportunities Industrialization Center (OIC), and the Greater Valley Forge Transportation Management Association also aided planning efforts. The Municipality and the County agencies have a good working relationship, as many County offices are located in Norristown.

Narrative (optional):

Not Applicable.

PR-15 Citizen Participation

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

The Municipality has followed its adopted Citizens Participation Plan to develop its Five Year Consolidated Plan.

The FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan have many components that require and encourage citizen participation. These components are the following: requests for proposals (RFPs) for CDBG funding from agencies/organizations; meetings with agencies/organizations on how to complete the RFP; interviews and roundtable discussions with various stakeholders; a public needs hearing; and a public hearing to gather comments on the draft plan on public display. The Municipality also developed a survey to obtain resident input. The Survey was made available as an online version on the Municipality's website and in a hard copy version available in the Municipal Hall. Spanish language versions of both the online and hard copy surveys were made available in accordance with the Municipality of Norristown's Citizen Participation Plan. The Municipality received 185 completed surveys. All of these comments are included in the consolidated and annual action plan in the Exhibit Section. Through the citizen participation process, the Municipality uses citizen input to develop how the plan will serve the low- and moderate-income population to reach the goals set forth in the Five Year Consolidated Plan.

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.	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies</p>	<p>There were a total of 185 residents that completed the online Resident Survey.</p>	<p>A summary of the survey responses can be found in the appendix section of the Consolidated Plan.</p>	<p>All comments were accepted.</p>	<p>https://www.surveymonkey.com/s/MunicipalityofNorristown</p>

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.	Agencies/ Organizations Needs Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	The Municipality had local agencies and organizations complete the agency survey. In addition the Municipality met with local agencies and organizations.	A summary of the survey responses and meeting minutes can be found in the appendix section of this Consolidated Plan.	All comments were accepted.	Not Applicable

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)
3.	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies	A Public Hearing was held on Monday, September 8, 2014 to discuss the Five Year Consolidated Plan and Annual Action Plan. There was no one in attendance. A second public hearing was held Tuesday, March 17, 2015 to discuss the budget and priority needs and goals. There was no one in attendance.	Meeting minutes can be found in the appendix section of this Consolidated Plan.	None.	Not Applicable.

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.	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies</p>	<p>Ads for the public hearings and Resident Surveys were advertised in the local paper.</p>	<p>A total of 185 Resident Surveys were completed.</p>	<p>None.</p>	<p>Not Applicable.</p>

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)
5.	Agencies/ Organizations Needs Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Stakeholders	See attached list of attendees.	A summary of the stakeholders' comments can be found in the appendix section of this Consolidated Plan.	All comments were accepted.	Not Applicable.

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)
6.	Agencies/ Organizations Needs Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies	The Public Information Office provided information about the public hearings and Resident Surveys through the municipal website, news releases, the local cable television station (Comcast 965 and Verizon 22), the monthly newsletter, and social media sites Facebook and Twitter.	None.	None.	Not Applicable

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Municipality of Norristown used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projects. The tables in this section have been prepopulated with HUD data sets, based on the American Community Survey (ACS) five year estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

Norristown is part of the Lower Merion/Norristown/Abington/Montgomery County Continuum of Care - PA 504, which is also known as the Montgomery County Department of Housing and Community Development (DHCD). Data for the development for the homeless needs section was obtained from the CHAS and ACS results.

Additional needs for the Municipality of Norristown were obtained from input and interviews with various social service agencies, housing providers, Municipal staff, and survey responses.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on a comparison between the 2000 and 2011 population, the Municipality of Norristown had a 9% increase in its population. The population increase was 2,766 persons and 850 households. This would suggest that family households or multi-person households are moving to the Municipality of Norristown. Furthermore, the median income of the area increased by 21%. This increase in median income represents a change in nominal dollars and not a change in real dollars. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2000 and 2011, the cumulative inflation rate was approximately 30.6%, meaning that the \$35,714.00 median income in 2000 would be \$46,642.48 if it were expressed in 2011 dollars. By taking into consideration the rate of inflation, the median income in Norristown has not kept up with the rate of inflation.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	31,282	34,048	9%
Households	12,036	12,886	7%
Median Income	\$35,714.00	\$43,309.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,500	2,065	2,675	1,705	3,940
Small Family Households *	830	680	1,175	860	1,955
Large Family Households *	150	235	225	275	280
Household contains at least one person 62-74 years of age	415	395	380	250	560
Household contains at least one person age 75 or older	345	320	355	40	175
Households with one or more children 6 years old or younger *	660	485	339	459	470
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	4	40	0	194	15	20	0	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	20	50	0	125	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	130	110	25	0	265	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,230	410	70	0	1,710	285	250	155	10	700

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	225	700	510	60	1,495	75	180	475	320	1,050
Zero/negative Income (and none of the above problems)	105	0	0	0	105	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,565	545	185	0	2,295	300	270	155	10	735
Having none of four housing problems	415	925	1,145	790	3,275	90	330	1,190	905	2,515
Household has negative income, but none of the other housing problems	105	0	0	0	105	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	715	435	249	1,399	85	180	315	580
Large Related	135	180	45	360	15	0	120	135
Elderly	375	219	65	659	245	220	94	559
Other	565	375	285	1,225	25	50	95	170
Total need by income	1,790	1,209	644	3,643	370	450	624	1,444

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	680	105	4	789	85	155	65	305
Large Related	135	90	0	225	15	0	25	40
Elderly	190	105	10	305	170	90	25	285
Other	445	115	55	615	25	25	40	90
Total need by income	1,450	415	69	1,934	295	270	155	720

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	105	60	0	350	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	4	0	0	4	0	0	0	0	0
Other, non-family households	0	20	15	0	35	0	0	0	0	0
Total need by income	185	129	75	0	389	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 American Community Survey (ACS), there were 12,886 households in 2011 in the Municipality of Norristown. Based on this number of households, 4,045 (31.39%) of all households were single person households living alone. Single person households aged 65 and over comprised 1012 households or (7.85%) of all households. Based on the ACS estimates, 25.02% of all persons living alone are seniors, and it is presumed that as they age in place, additional accommodations and supportive services will be necessary for this portion of the Municipal’s population. The Municipal will need to assist in obtaining funding and collaborating with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled Population – Based on the 2000 CHAS Data and the 2007-2011 ACS Data, it is estimated that 51.5% of all disabled renters have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 35.5% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. From these estimates it can be deduced that

approximately 488 disabled renters have a housing problem and approximately 252 disabled homeowners have a housing problem. A breakdown of the types of disability is as follows: hearing difficulty = 2.51%; vision difficulty = 2.47%; cognitive difficulty = 6.04%; ambulatory difficulty = 6.82%; self-care difficulty = 3.55%; and independent living difficulty = 6.24%.

Victims of Domestic Violence, Dating Violence, sexual assault, and stalking– Based on consultation with the Women's Center of Montgomery County, located in Norristown, it is estimated that 3 out of 5 people who contact the Center that are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance. The Center serves approximately 4,000 victims of domestic violence per year. All of the people the Center works with that need housing are on the same wait list for transitional and/or public or privately subsidized housing. The Center finds that their clients have a better chance of obtaining public/private subsidized housing than transitional housing, because the wait lists for transitional housing tend to be very long. Transitional housing is run by entities that have their own clientele who are considered for openings first. The Center has to find immediate, emergency, and short-term housing options for these clients. Emergency housing options are also lacking in Montgomery County. The Center is forced to extend to other counties for help, but these counties prioritize their residents over out of county applications and requests. The Women's Center is not a housing agency, but they believe that housing is a huge step in victims moving forward in domestic violence situations.

What are the most common housing problems?

The largest housing problem in the Municipality of Norristown is housing affordability. According to the 2007-2011 ACS data, 36.91% of all renter households are cost overburdened by 30% or more, and 21.39% of all owner households are cost overburdened by 30% or more.

In consultations, interviews and surveys, the lack of affordable accessible housing for the elderly and disabled is one unmet housing need and problem. The housing stock is older, and most single family residential structures are two stories in height and therefore are not accessible.

Another housing problem is the lack of a relationship between landlords and the Code Enforcement Officers. Landlords are not coming to the table to discuss the rehabilitation needs of the older housing stock in Norristown. Housing quality is an issue for many renters.

There is a lack of permanent supportive housing for the homeless and special needs populations, including victims of domestic violence. Once again this is an affordability issue.

Norristown would like to attract young professionals and families to live in the area, highlighting the proximity to Philadelphia, the King of Prussia development, and the new Norristown Transportation Center. Improving the housing quality could aid the Municipality in this effort.

Are any populations/household types more affected than others by these problems?

Yes, the elderly and disabled populations, and single mothers with children are the most affected by the high cost of housing in the Municipality of Norristown. These populations are on fixed or limited incomes. The lack of affordable housing that is decent, safe, and sound forces them into housing that does not meet these standards. The older housing stock is more affordable for these groups, and absentee landlords are not as likely to make necessary rehabilitations and code violation repairs.

Another group affected by the lack of affordable housing is the homeless and persons at-risk of becoming homeless, including persons who are victims of domestic violence. The waiting lists for transitional and emergency housing options are long, and the supply is very limited.

According to CHAS and ACS data, almost half of Black/African American households (48.8%) have a housing problem, and 28.9% have a severe housing problem. Almost half of Hispanic households (48.9%) have a housing problem, while 42.17% have a severe housing problem. The Hispanic population is affected by absentee landlords, and a lack of knowledge about rights, language barriers, and fear of repercussion by landlords keeps many Hispanic families in subpar living conditions.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Lower Merion/Norristown/Abington/Montgomery County CoC provides services to the homeless of Montgomery County, including the Municipality of Norristown. The CoC incorporates local planning efforts when developing strategies for addressing homelessness throughout the County.

The Montgomery County Department of Housing and Community Development (DHCD)) submitted an application to the Pennsylvania Emergency Solutions Grant Program for ESG funds on behalf of the Lower Merion/Norristown/Abington/Montgomery County CoC, Inc. to provide rapid-rehousing and homelessness prevention. The CoC received \$140,217 in FY 2013, of which \$29,761 was used for administration and \$110,456 was used for Rapid Re-Housing (RRH) and homeless prevention activities. Carson Valley Children's Aide administers the RRH dollars for the CoC. The application was approved, and it is expected that the CoC will received these funds to continue this work in future funding cycles.

Specific needs of the extremely low-income who are housed, but are at imminent risk of becoming unsheltered or living in shelters are: rent and utility assistance, in addition to conflict resolution, mediation, and employment assistance for those people that are in a doubled-up situation, or "couch-surfing" and staying with friends or family. According to the Montgomery County Department of Housing & Community Development, over 80% of the at-risk homeless population in Montgomery County that are

in shelter care come from a doubled-up situation. A new program to reach these people, called "Diversion", works to divert people from needing emergency shelter. The program currently enjoys a 48% success rate.

Most people in shelter care were not already on the street. These at-risk people are housed, but precariously housed. This is true of both individuals and families with children. Some people will become homeless in order to access long-term services, as opposed to prevention assistance that is typically temporary in nature.

People nearing the end of RRH assistance are tracked through the Service Prioritization and Decision Assistance Tool. The tool is an on-going case management tool, and is used every three months to track those receiving RRH. Administrators review the progress that has been made in increasing housing security for recipients, and identifies particular interventions to help people achieve self-sufficiency. As the administrators of RRH, Carson Valley Children's Aide partners with the Montgomery County Chamber of Commerce to help with job counseling and résumé assistance, and also works with Genesis Housing Corporation for credit counseling and long term mental health services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

People that are about to lose their housing in 21 days is the HUD definition of at-risk. The CoC does not have any programs specifically for people at-risk of homelessness, but the Diversion Program operated through the CoC and Your Way Home is for those at imminent risk of homelessness. The CoC partners with the Women's Center in Norristown and the Montgomery County Vet Center, which are both members of the CoC. The Vet Center is on the CoC Board.

According to the PA HMIS Policy and Standard Operating Procedures, there are two types of at-risk groups: persons that are immediately losing their housing, and those that are unstably housed and are at risk of losing their housing.

Imminently losing their housing - Persons who are housed and at imminent risk of losing housing include people who at program entry or program exit are experiencing one of the following:

- Being evicted from a private dwelling unit (including housing provided by family/friends).
- Being discharged from a hospital or other institution.
- Living in housing that has been condemned by housing officials and is no longer considered meant for human habitation.

Additionally, a person residing in one of these places must also meet the following two conditions:

- Have no appropriate subsequent housing options identified; and
- Lack the financial resources and support networks needed to obtain immediate housing or remain in existing housing.

Unstably housed and at-risk of losing their housing - persons who are housed and at-risk of losing housing include people who at program entry or program exit:

- Are in their own housing or doubled up with friends or relatives and at-risk of losing their housing due to high housing costs, conflict, or other conditions negatively impacting their ability to remain housed; and
- Lack the resources and support networks needed to maintain or obtain housing.

The methodology used to generate estimates of at-risk populations is the Service Prioritization and Decision Assistance tool, as well as working with the Housing Resource Center to identify the number served with RRH dollars. The Your Way Home call center also collects and track assistance requests.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Doubling-up, or “couch-surfing” is the main housing characteristic of instability and an increased risk of homelessness. Another major indicator is having been homeless before. The Service Prioritization and Decision Assistance vulnerability tool looks at many different indicators – large family size, frequent use of emergency services, significant mental health, substance abuse, and a multitude of physical health conditions, to name a few.

The high cost of decent, safe, and sanitary housing in the Municipality creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing.

Another housing characteristic that adds to instability is the lack of housing educational services. For example, some Norristown owners carry high-cost loans as a result of predatory lending practices in the community, and they lack knowledge of home maintenance.

Discussion

The population of Norristown is growing, unfortunately it is mainly in the low income household category. This has put a strain on the local housing market and created a shortage of decent, safe, sound, and accessible that is affordable to low income persons.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of the Municipality of Norristown’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the Municipal. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The total number of White Households in the Municipality of Norristown is 7,624 households (59.16%); the number of Black/African American Households is 4,401 households (34.15%); the number of Asian Households is 53 households (0.41%); and the number of Hispanic Households is 2,222 households (17.24%).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,165	205	130
White	595	105	10
Black / African American	895	60	115
Asian	30	40	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	590	0	0

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
 Source:

**The four housing problems are:*

- 1. Lacks complete kitchen facilities,*
- 2. Lacks complete plumbing facilities,*
- 3. More than one person per room,*
- 4. Cost Burden greater than 30%*

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,690	380	0
White	730	170	0
Black / African American	650	85	0
Asian	20	20	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	260	100	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
 Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,325	1,350	0
White	670	670	0
Black / African American	370	385	0
Asian	10	35	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	225	175	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
 Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	395	1,310	0
White	225	610	0
Black / African American	170	450	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	235	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
 Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The racial composition of households in the Municipality of Norristown, according to the 2007-2011 American Community Survey, was 59.16% White; 34.15% African American/Black; 1.96% Asian; .41% American Indian; 2.3% Other races; and 2.02% two or more races. The Hispanic or Latino population was 17.24%. There was one disproportionately affected racial/ethnic group in terms of housing problems in the Municipality of Norristown; the 0%-30% AMI Hispanic ethnic group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of the Municipality of Norristown’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by severe housing problems in the Municipality. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. Data detailing information by racial group and Hispanic origin has been compiled from the CHAS data and the 2010 U.S. Census. The following tables illustrate the disproportionate needs of the Municipality of Norristown.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,865	500	130
White	405	295	10
Black / African American	805	150	115
Asian	30	40	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	570	15	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

**The four severe housing problems are:*

- 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	810	1,255	0
White	355	545	0
Black / African American	305	430	0
Asian	20	20	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	115	245	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	2,335	0
White	105	1,235	0
Black / African American	105	650	0
Asian	0	45	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	90	310	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10	1,695	0
White	0	835	0
Black / African American	10	610	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	235	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are:*

- 1. Lacks complete kitchen facilities,*
- 2. Lacks complete plumbing facilities,*
- 3. More than 1.5 persons per room,*
- 4. Cost Burden over 50%*

Discussion

The racial composition of households in the Municipality of Norristown, according to the 2007-2011 American Community Survey, was 59.16% White; 34.15% African American/Black; 0.41% American Indian; 1.96% Asian; 2.3% Other races; and 2.02% two or more races. The Hispanic or Latino population was 17.24%. There were three disproportionately affected racial/ethnic group in terms of severe housing problems in the Municipality of Norristown; the 0-30% AMI Hispanic ethnic group, the 50-80% American Indian, Alaska Native racial/ethnic group, and the 80-100% AMI Black/African American racial/ethnic group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

During the planning process for the preparation of the Municipality of Norristown’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the Municipality. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing the Municipality of Norristown, PA is the lack of affordable housing and the fact that many of the Municipality’s lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 1,410 White households were cost overburdened by 30% to 50%, and 860 White households were cost overburdened by greater than 50%; 1,075 Black/African American households were cost overburdened by 30% to 50%, and 1,105 Black/African American households were cost overburdened by greater than 50%; and lastly, 410 Hispanic households were cost overburdened by 30% to 50%, and 600 Hispanic households were cost overburdened by greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,320	2,825	2,670	130
White	3,515	1,410	860	10
Black / African American	2,050	1,075	1,105	115
Asian	185	20	40	10
American Indian, Alaska Native	0	55	0	0
Pacific Islander	0	0	0	0
Hispanic	1,210	410	600	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

A total of 1,410 White households were considered cost overburdened by between 30% and 50%, which is 49.91% of the total cases of households that were considered cost overburdened by between 30% and

50%. This number is below the 59.16% of the total number of households that the White category comprises. A total of 1,075 Black/African American households were considered cost overburdened by between 30% and 50%, which is 38.05% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly above the 34.15% of the total number of households that the Black/African American category comprises. A total of 410 Hispanic households were considered cost overburdened by between 30% and 50%, which is 14.51% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 17.24% of the total number of households that the Hispanic category comprises.

A total of 860 White households were considered cost overburdened by greater than 50%, which is 32.21% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 59.16% of the total number of households that the White category comprises. A total of 1,105 Black/African American households were considered cost overburdened by greater than 50%, which is 41.39% of the total cases of households that were considered cost overburdened by greater than 50%. This number is higher than the 34.15% of the total number of households that the Black/African American category comprises. A total of 600 Hispanic households were considered cost overburdened by greater than 50%, which is 22.47% of the total cases of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 17.24% of the total number of households that the Hispanic category comprises.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the 2007-2011 American Community Survey, the racial composition of households in the Municipality of Norristown was 59.16% White; 34.15% African American/Black; 0.41% Asian; 1.96% Other races; and 1.34% two or more races. The Hispanic or Latino population was 17.24%. There are no disproportionately impacted groups in terms of having a housing cost burden. However, there were groups disproportionately impacted in terms of having a housing problem and a severe housing problem. There was one disproportionately affected racial/ethnic group in terms of housing problems in the Municipality of Norristown; the 0%-30% AMI Hispanic ethnic group. The three disproportionately affected racial/ethnic group in terms of severe housing problems in the Municipality of Norristown are the 0-30% AMI Hispanic ethnic group, the 50-80% American Indian, Alaska Native racial/ethnic group, and the 80-100% AMI Black/African American racial/ethnic group.

When examining the percentage of each race or ethnic group with a housing problem, a severe housing problem, and that are housing cost overburdened, rather than a percentage of each racial or ethnic group of the total Municipal population, a different picture presents itself. 48.4% of all Hispanics experienced a housing problem, while 47.4% of Black/African Americans, 29.12% of Whites, and 23.81% of Asians experienced one. These numbers lower for severe housing problems, with 34.88% of Hispanics, 27.83% of Black/African Americans, and 11.35% of Whites experiencing severe housing problems. These numbers show that if you are Black/African American or Hispanic, you are more likely to experience a housing problem. These numbers also show that if you are Hispanic you are more likely to experience a severe housing problem than you are if you identify as any other racial or ethnic group.

If they have needs not identified above, what are those needs?

There is a need for a greater outreach effort to the Hispanic population that could benefit from assistance. Language barriers need to be addressed.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Hispanic and minority populations are dispersed throughout the Municipality. The most recent data available on the concentration of racial or ethnic minorities is the 2010 U.S. Census data. According to this data, the Municipality of Norristown has a minority population of 53.76% of its total population. The HUD definition of a minority neighborhood is "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole, or in the case of a

metropolitan area, the neighborhood's total percentage of minority persons exceed 50 percent of its population." Because the Municipality of Norristown is a metropolitan area, minority neighborhoods would be those Census Tracts where the minority percentage is over 50%. Based on this definition there are only two Census Tract in the Municipality of Norristown that do not qualify as an Area of Minority Concentration with a percentage of minority persons over 50%: Census Tracts 203602 (46.8% minority) and 203700 (48.3% minority). All other seven (7) Census Tracts have more than 50% of the population that identify as being a minority person.

Attached to this Plan are maps which illustrate the Municipality of Norristown's demographics which are included in the Exhibits section of the Plan.

NA-35 Public Housing – 91.205(b)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves the Municipality of Norristown. According to their Five Year Plan and Annual Plan for 2015, the Housing Authority owns and manages 616 units of public housing. None of these public housing units are located in the Municipality of Norristown. In addition, the Housing Authority administers 2,814 Housing Choice Vouchers. According to the Montgomery County Housing Authority's Five Year Plan for the period of 2015 - 2019, the goals of the Housing Authority are as follows:

- Continue to demonstrate a successful conversion to asset management and project based management
- Improve the quality of assisted housing by striving to maintain a high performer rating and achieving high scores in each component
- Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need)
- Strive to reduce public housing vacancies and improve vacant unit turnaround time
- Increase customer satisfaction and improve marketability of current public housing units
- Continue to consult with Resident Advisory Board with management and maintenance planning and policy development
- Renovate and modernize public housing units and systems to be energy efficient and appealing to the community
- Diligently preserve renovated public housing units and systems
- Acquire or build units or developments
- Demolish or dispose of obsolete public housing
- Consider submitting applications to HUD for competitive grants to support the revitalization of public housing properties
- Explore leveraging private or other public funds to create additional housing opportunities, including mixed-finance public housing and assisted housing with Section 8 project-based voucher subsidy
- Consider conversion of at-risk public and assisted housing to long-term Section 8 rental assistance contracts under the HUD Rental Assistance Demonstration Program
- Consider providing public housing homeownership opportunities
- Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa
- Implement public housing security improvements

- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in public housing families
- Continue to actively promote Section 3 requirements through contracting preferences and advertisement
- Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability
- Ensure accessible housing is available to persons with all varieties of disabilities
- Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based			
# of units vouchers in use	0	41	602	2,507	102	2,370	1	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project-based	Tenant-based	Special Purpose Voucher	
					Veterans Affairs Supportive Housing	Family Unification Program		
Average Annual Income	0	10,841	13,036	13,938	13,388	13,743	11,820	0
Average length of stay	0	6	7	6	5	6	1	0
Average Household size	0	1	1	2	1	2	1	0
# Homeless at admission	0	2	0	6	0	6	0	0
# of Elderly Program Participants (>62)	0	15	266	404	98	302	1	0
# of Disabled Families	0	17	170	717	4	701	0	0
# of Families requesting accessibility features	0	41	602	2,507	102	2,370	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type						
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	383	918	59	841	0
Black/African American	0	19	215	1,559	43	1,500	0
Asian	0	1	4	23	0	22	0
American Indian/Alaska Native	0	0	0	5	0	5	0
Pacific Islander	0	0	0	2	0	2	0
Other	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type						
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	43	176	7	166	0
Not Hispanic	0	40	559	2,331	95	2,204	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

A goal of the public housing program is to ensure that accessible housing is available to persons with all varieties of disabilities, but there are no public housing residents in Norristown. Strategies of the Housing Choice Voucher program include ensuring equal opportunity in housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are no public housing communities located in Norristown, but the majority of the Housing Choice Vouchers are used in Norristown. The most immediate needs for Housing Choice Voucher holders include employment, training, child care, and transportation for shopping and medical services. The biggest need is decent housing options. There is a lack of safe, sound, and affordable housing units that are available for rent and within the FMR rent allowance. The FMRs established by HUD have not kept pace with the private rents in the area. The strategies to meet the needs of voucher holders, according to the Five Year Plan and Annual Plan for 2015, include:

- Maintain HCVP leasing rates (100%) by establishing Payment Standards that are intended to help assist participant households to rent in as many locations as possible throughout the jurisdiction,
- Maintain leasing rates by maintaining listing of units owners would like to place on the HCVP and sharing this listing with Voucher holders,
- Maintain leasing rates by effectively screening HCVP applicants to increase owner acceptance of the program,
- Expand the supply of assisted housing by applying for additional HCVP Vouchers should they become available,
- Expand the supply of assisted housing by pursuing housing resources other than HCVP and Public Housing rental assistance i.e. Home Tenant Based Rental Assistance, Affordable Housing Trust Fund Homeownership Grant resources and Tenant Based Rental Assistance, American Dream Downpayment Initiative Resources, HCVP Homeownership Program resources and Shelter Plus Care funding and others,
- Select proposals for project-based HCVP assistance based on consistency with key MCHA goals including deconcentration of poverty, revitalization of distressed public and assisted housing, providing access for low-income families to suitable living environments, quality education and jobs; this may include proposals for housing that will replace obsolete public housing,
- Meet or exceed HUD's federal targeting requirements for families at or below 30% of AMI,
- Vigorously enforce program compliance by participants to increase owner acceptance of the Program,
- Reestablish program monitoring system of tracking 911 calls to HCVP units to increase owner acceptance of the Program by investigating and acting on 911 calls to HCVP units that reveal

program noncompliance and maintaining accurate statistics for use when reporting to the public on HCVP activity,

- Increase housing choice by maintaining Payment Standards at or near the maximum allowable level as permitted by HUD,
- Promote self-sufficiency and asset development of families by vigorously promoting and administering our Family Self Sufficiency Program and Homeownership Program training Component, and
- Ensure equal opportunity in housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

How do these needs compare to the housing needs of the population at large

These housing needs are similar to the population at large based on the fact that there is a shortage of decent, safe, and sanitary housing in the Municipality. The affordability of housing is the largest need of all income groups in the Municipality.

Discussion

The Housing Choice Voucher Program (HCVP) goals and objectives that will enable the MCHA to serve the needs of low-income and very-low income families for the next five years follow:

- Maintaining full lease up of all subsidies (or all funding) awarded
- Consider submitting applications for any or all new incremental funding offered by HUD
- Consider submitting applications for special purpose funding made available by HUD in cases where partnerships for administering the funding can be established where needed and/or the MCHA can, on its own, administer the special purpose funding
- Selection of projects to receive Section 8 project-based voucher assistance that will promote key MCHA goals including deconcentration of poverty, revitalization of distressed public and assisted housing, providing access for low-income families to suitable living environments, quality education and jobs
- Continue to increase the number of families participating in the MCHA Family Self Sufficiency Program
- Consider establishing a preference for housing for households who are participants of Montgomery County's "Your Way Home" or other initiatives – depending upon local needs and program support by local service providers
- Consider continuing and increasing the administration of HOME and Affordable Housing Trust Funding for Tenant Based Rental Assistance dedicated to the needs of special populations that can be served with this funding through local programs awarded the funds by our County offices of Housing and Community Development

- Continuing the successful administration of the HCVP Homeownership Program with the goal of gaining approximately 8 to 10 new homeowners each year
- Continuing the efforts to help HCVP assisted families to move to non-poverty concentrated areas with the specific goal of continuing to strive to achieve Section Eight Management Assessment Program recognition for deconcentration of poverty.

The Montgomery Housing Authority, through its Section 8 Housing Choice Voucher Program, has the greatest effect on the local housing market. Over 70% of all the Housing Choice Vouchers are used in the Municipality, yet there are no public housing units within the Municipality. The demand for Housing Choice Voucher holders has created a shortage of housing choices in the Municipality. Land lords keep increasing the monthly rent which has outstripped the FMRs for the area.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Montgomery County "Your Way Home" Continuum of Care (CoC) operates the Homeless Management Information System (HMIS) to record and store client-level information about the numbers, characteristics, and needs of persons who access homeless services and supportive services within the County of Montgomery, Pennsylvania. The HMIS also collects client information through Montgomery County "Your Way Home" (YWH) Call Center, including information on persons at-risk of homelessness or those calling to access homeless services in Montgomery County.

Further, HMIS is used to aggregate data about the extent and nature of homelessness over time; produces an unduplicated count of homeless persons; understands patterns of service use; and measures the effectiveness of homeless assistance projects and programs. Data produced is used for evaluating program outcomes, producing required HUD reports and for planning and research purposes that may impact the direction of the Continuum of Care in Montgomery County.

The Lower Merion/Norristown/Abington/Montgomery County Continuum of Care (CoC) is a collaboration of public and private groups working to prevent and end homelessness in Montgomery County. The Montgomery County CoC is responsible for:

- Designating a single information system as the official HMIS software for Montgomery County geographic area
- Designating an HMIS lead to operate the HMIS
- Providing governance of the HMIS Lead, including: The requirement that HMIS lead enter into written HMIS Participation Agreements with each other contributing to HMIS organization (CHO), requiring that CHOs comply with federal regulations regarding HMIS and imposing sanctions for failure to comply and imposing a participation fee, if any, charged by the HMIS.
- Maintaining documenting evidencing compliance with this part and with the governance agreement; and
- Reviewing, revising and approving the policies and plans required by federal regulation.

The main obstacle to completing the priorities listed above is a lack of funding from private and non-federal government sources. The recent economic downturn has reduced contributions to homeless service providers from private sources. In addition, the economic downturn, and the accompanying decrease in taxes collected, has also reduced the amount of municipal funds available for such activities.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	73	669	510	510	54
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	6	189	508	435	435	66
Chronically Homeless Individuals	3	25	30	0	5	0
Chronically Homeless Families	0	0	1	0	1	0
Veterans	0	6	25	10	5	0
Unaccompanied Child	1	13	0	0	0	0
Persons with HIV	0	6	41	5	5	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Data was provided by the Montgomery County Department of Housing & Community Development.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The above data was provided by the Montgomery County Department of Housing & Community Development.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	64	0
Black or African American	161	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	40	0
Not Hispanic	228	0

Data was provided by the Montgomery County Department of Housing & Community Development. The missing percentage in the "Race" part of the chart above is "multiple races". There were 268 homeless persons counted during the 2014 Point in Time Count conducted on January 29, 2014.

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2013 Continuum of Care Application from the Lower Merion/Norristown/Abington/Montgomery County CoC reports the change in the number of chronically homeless individuals and families, families with children, and veterans.

Chronic Homeless - In 2012, the number Chronic Individuals was 49, compared to 18 in 2013. This decrease is due to using the housing first model and prioritizing chronic individuals in emergency shelter care into Rapid Re-Housing (RRH) slots. Several formerly chronic homeless were permanently housed through RRH. In 2014, the number of chronic homeless individuals rose slightly to 25, but there has been a noticeable decrease since the adoption of the housing first model. In 2012, the number of chronic families was 3, compared to 0 in 2013 and 2014. This decrease is a result of aggressive Rapid Re-Housing of all chronic identified families.

Families with Children - In 2013, Montgomery County counted 256 homeless persons in families with children and the Department of Housing & Community Development allocated 93% of its 2013 ESG funds or \$193,359 to RRH for 20 homeless households with children from the streets and shelters. In 2014, the number of homeless persons in families with children dropped to 243. Due to the sizable drop in the number of chronically homeless households and the adopted strategy to prioritize non-chronic turnover beds to chronic homeless, the CoC approved Valley Youth House to apply for \$109,000 of reallocated CoC dollars to serve 6-9 families with children, targeting parenting youth ages 18-24. Lacking a major increase in chronic homeless, Montgomery County continued to prioritize use of both ESG and CoC dollars for RRH of families with children in 2014 and 2015. In addition, Montgomery County has allocated \$2 million of

County Housing Trust Fund dollars to be used for RRH for families through the Housing Resource Centers, estimated to serve over 200 families per year.

Veterans - In 2012 and 2013, there were 12 homeless veterans counted in both years. In 2014, this number was down to 6. The CoC believes that there may be more veteran homeless within the CoC that are not being counted. In order to track this more carefully, the County Department of Veteran Affairs will be hiring a full-time homeless staff person to do specific veteran outreach within the CoC.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The data for homelessness by racial and ethnic group was provided by the Montgomery County Department of Housing & Community Development. The CoC estimates 24% of sheltered homeless are White, and 60% are Black/African American. There were 268 homeless persons counted during the 2014 Point in Time Count conducted on January 29, 2014, so the CoC estimates that 64 persons were White, and 161 were Black/African American. The missing percentage in the "Race" part of the chart is "multiple races". No racial or ethnic data was available for the unsheltered homeless. The CoC estimates that 15%, or 40 of those counted were Hispanic, and 85%, or 228 were not Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

For the sheltered homeless, the 2013 CoC application reports that from 10/1/12 to 9/30/13, the average stay in emergency shelter care was 58 days and the average stay in transitional housing was 607 days. With initiation of the new Call Center, Montgomery County will be able to track the entire length of time homeless. Efforts to reduce time homeless include: contracts requiring a 10% reduction in average time homeless each year; that all benefits be applied for within 15 days; and County prioritization of sheltered and unsheltered homeless households for housing stability and housing locator services. New Housing Locator Specialists are increasing opportunities for Rapid Re-Housing and Permanent Supportive Housing. The CoC's Your Way Home HMIS/Data and Outcomes Action Team oversees and monitors HMIS data collection and production of the following reports: sheltered point-in-time count; Housing Inventory Chart; Annual Homeless Assessment Report (AHAR), and Annual Performance Reports (APRs). The HMIS was the main source of subpopulation data for the sheltered point-in time count. All participating providers received the subpopulation data report from HMIS and were asked verify accuracy or make any necessary corrections.

Client Interviews were also conducted using Interview Forms that included the Subpopulation questions. These forms were compared to sub-population data in the HMIS and de-duplicated as needed. A unique identifier was coded on each form to avoid duplication interviews. Interviews using Client Survey Forms were also used for non-HMIS participating agencies - including 2 DV programs and 2 ES that do not participate in HMIS.

An outreach team from the Coordinated Homeless Outreach Center (CHOC) conducts street outreach 6 days per week and during weather emergencies to identify and engage unsheltered homeless throughout Montgomery County. To address geographic barriers, outreach is conducted in wooded areas, train stations and other known locations, responding to calls from police, libraries, local townships, and businesses. Teams try to engage individuals and offer them to come to the CHOC for a shower, a meal, to apply for benefits or access treatment. If CHOC beds are not available, alternate shelters and/or treatment options are made available. Mobile outreach is available thru Montgomery County Emergency Service for situations involving homeless individuals in mental health crisis. No unsheltered households with dependent children were counted in the 2010, 2011, 2012, 2013, or 2014 Point in Time County. There were 2 unaccompanied youth in 2013 and 1 in 2014. The strategy to end homelessness among these households is through focused outreach and increased permanent housing. Outreach will be significantly enhanced by the widely advertised Call Center. There was a decrease in the number of unsheltered individuals from the 2012 PIT Count - from 23 to 18 in 2013, and 6 in 2014. The CoC attributes this to aggressive outreach to the unsheltered by the CoC Outreach team and convincing unsheltered people to come into shelter. The January 2013 and 2014 count dates were also on a cold-blue night, therefore more unsheltered were likely to come into shelter. Many unsheltered homeless are battling mental health issues and/or addiction, and most shelters will not accept those that are under the influence of drugs or alcohol.

Discussion:

Montgomery County and the CoC members provide a wide range of services to the homeless. The Municipality is on the SEPTA train line with direct access to downtown Philadelphia. The quality of life is better in Montgomery County than in Philadelphia, which makes it a destination for the homeless to travel to. The county seat is Norristown, and the county's services for the homeless are concentrated in Norristown. There is a lack of federal funds to develop permanent supportive housing for the homeless in Montgomery County, outside of Norristown. Norristown believes in the de-concentration of the homeless population, and as an active member of the Montgomery County Continuum of Care, Norristown continues to actively advocate for homeownership and the de-concentration of the homeless. This transition is administered by non-profits throughout the region and closely monitored by the Municipality. The Norristown Municipal Planning Department currently does not fund or provide housing for the homeless or special needs population. Due to staff capacity, time and lack of expertise in these fields, the Municipality leaves the provision of these services to those more capable and able, such as Montgomery County, the Salvation Army and various other local non-profit entities in Montgomery County.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 65 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by social service provider agencies.

Describe the characteristics of special needs populations in your community:

Elderly Persons are defined as persons who are age 65 years and older. According to the 2007-2011 American Community Survey, elderly persons represent 13% of the Municipality's total population. Approximately 1.5% of the elderly population are age 85 years and older. In addition, roughly 45.7% of the total elderly population lives alone as a single person household (7.8% of the total number of households).

Frail Elderly are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills. It is estimated that approximately 38.1% of the total elderly population are frail elderly.

Persons with mental, physical and development disabilities, according to the ACS data for 2007-2011, comprise 12.3% (4,171 persons) of the Municipality of Norristown's total population and are classified as "disabled."

Persons with HIV/AIDS and their families comprise a small percentage of the Municipality's overall population. As of the end of 2013, there were 1,072 HIV/AIDS cases living in Montgomery County with 59 new diagnoses in 2013 according to the Commonwealth of Pennsylvania's "2013 Annual HIV Surveillance Summary Report."

Victims of Domestic Violence, dating violence, sexual assault and stalking is rapidly increasing both locally and nationally. Based on consultation with the Women's Center of Montgomery County, located in Norristown, it is estimated that 3 out of 5 people who contact the Center that are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance (domestic violence

and homeless shelter, emergency, short-term and long-term housing, security deposits and rental assistance), and all of them need supportive services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on the current HUD-CHAS Data, the 2014 Point in Time Count, and interviews with housing agencies and social service providers, the Norristown Department of Planning and Municipal Development, and the Montgomery County Department of Housing & Community Development, the following housing and supportive service needs were determined:

- **Elderly Persons** – 75 housing units plus supportive services such as home health care and home maintenance assistance, transportation, and access to food.
- **Frail Elderly** – 25 housing units plus supportive services such as home health care and home maintenance assistance, transportation, and access to food.
- **Mentally, Physically Disabled** – 64 housing units plus supportive services, such as job training and education, transportation, accessibility improvements to housing and public/community facilities, and access to health care and treatment.
- **Alcohol & Drug Addicts** – 46 housing units plus supportive services. There is no homeless housing in Montgomery County geared specifically for those battling addiction. Supportive service needs include access to treatment and health care, counselors or life coaches, job training and education, and transportation.
- **HIV/AIDS Persons** – 41 housing units plus supportive services, such as access to treatment and health care, counselors or life coaches, job training and education, and transportation.
- **Victims of Domestic Violence** – 28 housing units plus supportive services, according to the CoC. Based on consultation with the Women's Center of Montgomery County, located in Norristown, it is estimated that 3 out of 5 people who contact the Center that are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance (domestic violence and homeless shelter, emergency, short-term and long-term housing, security deposits and rental assistance). The Women's Center serves approximately 4,000 persons per year.

Supportive service needs for Victims of Domestic Violence include but are not limited to services to help ameliorate their lives and to help them towards self-sufficiency, such as:

- Housing
- Funding, for rental assistance and security deposits,
- Jobs and Skills (i.e. education and/or jobs and skills/training/trade skills especially for 30's to 50's years old),
- Coaches to help them handle feelings of inadequacies and stress and to keep focused on their goals,

- Whatever can help them have their Basic Needs met. This also includes help with successful SSI applications and Compass - welfare applications, obtaining ID's, transportation needs (tokens, how to navigate through the county to get to places for services using SEPTA, or directions and gas cards if they drive)
- Being connected to health and medical resources to make doctors' appointments for self and children,
- Child care and resources for children,
- Furniture resources for those that are starting over from scratch,
- Food and clothing resources
- Transportation to get to the School Administration building if families are relocating (need to have connections to appropriate school systems to have continuum of services for students).

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2013, it is estimated that there were 1,072 HIV/AIDS cases living in Montgomery County with 59 new diagnoses in 2013 according to the Commonwealth of Pennsylvania's "2013 Annual HIV Surveillance Summary Report." Over 71% of those with HIV/AIDS living in the Philadelphia region are males. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers. There are no statistics available for the Municipality of Norristown. The Department of Housing & Community Development estimate that there are 41 housing units needed for persons living with HIV/AIDS. There were 6 persons with HIV/AIDS counted during the 2014 Point in Time Count, and all of them were sheltered.

Discussion:

The needs for these various groups of the Special Needs Population are only estimates, based on HUD data, U.S. Census Data, ACS data, the 2014 Point in Time Count, and interviews with housing agencies and social service providers, the Norristown Department of Planning and Municipal Development, and the Montgomery County Department of Housing & Community Development. Accurate statistics are not available for all of these groups, so therefore "best estimates" are presented.

While many supportive service providers for the special needs population are located in the Municipality of Norristown, their service area and clients are in the Montgomery County region. Therefore, the statistics are not limited to just the Municipality of Norristown.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following are the needs for improvement to the Municipality's public facilities:

- Public facilities need to be ADA compliant in accordance with the Municipality's Section 504 Plan.
- Public facilities need to be in compliance with the PA Building Code.
- Public facilities must be open and available to all residents of the Municipality on a fair and impartial basis.
- Public facilities need to be provided by the Municipality to maintain a quality of life for its residents.
- Public facilities need better lighting and safety improvements.
- There is a need for more walking trails.
- Public facilities such as parks, playgrounds, recreational areas, fields of play, and trails need to be improved and upgraded, as well as cleaned up regularly.
- All parks need to be maintained and cleaned. The parks in Norristown need more garbage cans that are aesthetically pleasing as well as functional. McCann and Ackey's Park needs new playground equipment. Elm Wood Park needs several cosmetic improvements.
- There is a need for a community/recreation center, more cultural activities, and more safe and clean play areas for children after school.

The Riverfront Park floating dock has been mentioned many times by the community as a need. The floating dock is part of the 2011 Riverfront Park Master Plan. Community meetings for the Riverfront Park Master Plan were well attended. Other desired Riverfront Park improvements include:

- Provide increased opportunities for bank fishing.
- Reconnect the park to the surrounding neighborhood, adjacent Crawford Park and regional trail.
- Integrate the park into the regional framework of the Schuylkill River Trail.
- Provide enhancements to existing boat launches and introduce new launch areas for non-motorized boaters.
- Provide a continuous loop trail system that links to the existing established circulation routes while providing multiple Riverfront Park trail related recreation opportunities.
- Reduce stormwater water runoff through better control and management if direct discharge to the river.
- Provide facilities for lifetime leisure activities, such as walking, hiking, and picnicking.
- Locate parking areas in convenient locations throughout the park.
- Respect previous planning and implementation for park facilities.

How were these needs determined?

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with municipal staff, Municipal Manager, Norristown Planning and Municipal Development, and other Municipal and County agencies; public hearing comments on needs; and the Municipality's Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

The following are the Municipality's needs for Public improvements

- Intersection improvements are needed. There needs to be a traffic study, light and crosswalk improvements, and safety measures incorporated into the Municipal intersections.
- Stop signs are being ignored or are not clearly visible in certain intersections, which have resulted in about a dozen accidents within the past year.
- The Municipality needs to continue to install curb cuts in accordance to ADA.
- The Municipality needs to replace some storm sewer inlets in areas that are failing.
- There is a need for demolitions of vacant dilapidated houses.
- The Municipality needs to focus on the Downtown Area and build upon it.
- Street repairs are needed in low/mod areas.
- Litter needs to be addressed.
- There is a need for continued public safety improvements for Norristown facilities.

How were these needs determined?

These needs for public improvements were determined through: the resident surveys; agency needs surveys; interviews with municipal staff, Municipal Manager, Norristown Planning and Municipal Development, and other Municipal and County agencies; public hearing comments on needs; and the Municipality's Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The Municipality of Norristown provides for public safety and other public services to its residents. The following are the Municipality's need for public services:

- Norristown needs to lease equipment such as a street sweeper and "hot box" for patching road potholes
- Norristown needs a new ladder truck (Fire department)
- The Municipality needs a new engine replacement in the fire department

- The Municipal police department needs sensitivity training that focuses on working with marginalized populations
- The Municipal police department needs to build bridges between the police force and the community
- The Municipality needs to develop new housing around transportation hubs
- There is a need for a hospital or urgent care center in Norristown.

How were these needs determined?

These needs for public services were determined through: the resident surveys; agency needs surveys; interviews with municipal staff, Municipal Manager, Norristown Planning and Municipal Development, and other Municipal and County agencies; public hearing comments on needs; and the Municipality's Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Municipality of Norristown is the historic county seat of Montgomery County, PA along the Schuylkill River about six (6) miles from Center City Philadelphia, PA. Downtown Norristown declined in the decades after World War II. Industry and many companies closed or relocated into new industrial parks throughout Montgomery County. The Municipality of Norristown has maintained roughly the same population since the 1940's, with a slight decline in the 1980's and 1990's, and then an increase in the 2000's. In 2000, the Municipality of Norristown had 12,028 Households and in 2011 had 14,606, a 21.4% increase.

The housing stock in the Municipality of Norristown is considerably older. Over one-half (58.9%) of all the occupied housing units were built before 1950, which is over 65 years ago. Between 2000 and 2011 there were only 632 (4.3%) units built.

According to 2007-2011 American Community Survey Data, the Municipality now has 5,550 owner-occupied housing units (43.1% of all occupied housing units) and 7,336 renter-occupied housing units (56.9% of all occupied housing units).

The condition of the housing stock is poor. A large percentage of the housing stock is either neglected or not adequately maintained. According to the ACS data for 2007-2011, there are 1,720 vacant housing units in the Municipality, which is approximately 11.8% of all the housing units. This is substantially higher than the housing vacancy rate of Montgomery County which is 5.2% and the statewide vacancy rate of 10.8%.

The median home value as of 2011 was \$154,600 and the median contract rent was \$802/month for the same time period.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2007-2011 ACS data, there are 14,606 total housing units. There are 12,886 occupied housing units (5,550 owner-occupied and 7,336 renter-occupied), which leaves 1,720 vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (86% of all owner-occupied houses). A third (30%) of all renter-occupied households have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	1,698	12%
1-unit, attached structure	6,896	47%
2-4 units	2,802	19%
5-19 units	1,705	12%
20 or more units	1,472	10%
Mobile Home, boat, RV, van, etc.	33	0%
Total	14,606	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	22	0%	370	5%
1 bedroom	74	1%	2,512	34%
2 bedrooms	671	12%	2,261	31%
3 or more bedrooms	4,783	86%	2,193	30%
Total	5,550	99%	7,336	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The following number of units in the Municipality of Norristown that are assisted with Federal, State and Local Programs is as follows:

- **Public Housing** – There are no public housing units in the Municipality of Norristown.
- **Housing Choice Vouchers** – According to the Montgomery County Housing Authority's Five Year and Annual Action Plan for FY 2015, the Housing Authority manages 2,814 vouchers. According to

the data in section MA-25, 2,702 vouchers are tenant based. The income levels are at 80% and below AMI. There are 9 special purpose vouchers for Family Unification Programs, and there are 44 project-based vouchers in the Rittenhouse School community located in Norristown.

- **First Time Home Buyers** - The Municipality has assisted 8 households with downpayment assistance to purchase a home since the program began. The income levels are at 80% AMI or below.
- **Habitat for Humanity** - built 4 new homes and is repairing others on Cherry Street in Norristown. On September 13, 2014, Habitat for Humanity of Montgomery County, in partnership with Dow Chemical Co., made repairs to five homes in the neighborhood and gave the park a face-lift. Habitat recently conducted a survey of the neighborhood, and found that 71% of residents are either somewhat or very satisfied with living in the neighborhood due to their homes/apartments, neighbors, distance to work, and the affordability of housing. However, the report also shows that neighbors are one of the things residents in the neighborhood like least, along with the lack of safety. Habitat plans to extend their "Better Block" program to other adjacent streets.
- **Genesis Housing Corporation** - has built 8 new homes in Norristown. The income level is at 50% and below AMI.
- **Section 202 and PHFA Supportive Housing For The Elderly** - total of 14 housing units, which are restricted to the elderly, were funded through Section 202 at Residential Options II, of which all 14 units are accessible, and 174 units offered at Sandy Hill Terrace, of which 10 are accessible.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no affordable housing units that are anticipated that will be lost and there is no anticipated expiration of Section 8 Contracts.

Does the availability of housing units meet the needs of the population?

There is a variety of types of housing units within the Municipality of Norristown. There are 5,550 owner-occupied housing units, 7,336 renter-occupied housing units, and approximately 1,720 vacant units. Of the vacant units, approximately 1,120 are for rent and 300 are for sale. The problem is not the "availability" of units in the Municipality of Norristown, it is the "affordability" of units in the Municipality.

The numbers on the Montgomery County Housing Authority (MCHA) waiting lists paint a picture of the number of low-income and elderly families in Montgomery County in need of assisted housing. The MCHA Public Housing Program wait list consists of 1,667 families. There are 201 elderly families on this list. Of the people on the wait list, 99% of the household incomes fall at or below 50% HAMFI, with 76% falling at or below 20% HAMFI. The public housing wait list is currently closed. The Housing Choice Voucher Program wait list consists of 684 families. There are 72 elderly families on this list. Of the people on the list, 99.56% of the household incomes fall at or below 50% HAMFI, with 79% falling at or below 20%

HAMFI. The Housing Choice Voucher wait list is currently closed. These MCHA housing program statistics support the housing needs identified in the Montgomery County Consolidated Plan, however, clearly indicate that more housing and services are needed. The Municipality already has a large concentration of Montgomery County's Housing Choice Vouchers. In 2013, with approximately 5% of Montgomery County's population, the Municipality of Norristown had approximately 39% of the Housing Choice Voucher units, of which there were an average 1,091 units used in FY 2013. The Municipality's goal for the Housing Choice Voucher Program is de-concentration, so as to promote the use of vouchers in areas which currently do not receive their fair share of subsidized units, and to expand the opportunities for low to moderate income households to live throughout Montgomery County.

Describe the need for specific types of housing:

The elderly population of the Municipality of Norristown (age 65 and above) is 4,426 persons which represents 13.0% of the total Municipality's population. However, there are only 188 Federally-assisted rental housing units for the elderly out of a total of 7,336 renter-occupied housing units which is approximately 3.0% of the renter-occupied units. As the Municipality's population ages in place, there will be less available elderly units and a higher demand for those units. It is estimated that at least 100 new affordable housing units for the elderly and frail elderly are needed in Norristown. There is also a lack of "accessible" housing units in the Municipality to address the needs of the physically disabled. Not including elderly housing units, it appears that there is a need for 64 housing units that are accessible to persons with physical or mental disabilities.

Discussion

There is a need to bring the ratio of owner occupied to renter occupied housing units into balance. The goal of the Municipality of Norristown is to encourage home ownership and pride in the Municipality. The Municipality has been using its limited financial resources to encourage home ownership. The Municipality is willing to partner with private developers and not for profit housing development agencies to construct new sales housing in the Municipality that is affordable to lower income families.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing has increased by 80% in the last 11 years for a single family home in Norristown. Recent sales indicate a significantly higher sales price than the \$154,600 reported by the 2007-2011 A.C.S. by almost \$30,000 per home. According to RealtyTrac, the average home price in December of 2014 was approximately \$189,950.

The cost of rent has increased by 47% during the period from 2000 to 2011, compared to the value of a home raising by 80%. The homeowner vacancy rate is only 5.1%, compared to 13.2% for rentals. This shows a greater demand for homeownership versus rental units.

The Municipality needs to continue its efforts to increase home ownership and bring the ownership versus renter ratio into balance.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	85,800	154,600	80%
Median Contract Rent	545	802	47%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,073	14.6%
\$500-999	4,805	65.5%
\$1,000-1,499	1,359	18.5%
\$1,500-1,999	99	1.4%
\$2,000 or more	0	0.0%
Total	7,336	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	360	No Data
50% HAMFI	1,500	545
80% HAMFI	5,330	2,205

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	3,314
Total	7,190	6,064

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	799	942	1,135	1,414	1,518
High HOME Rent	799	942	1,135	1,344	1,480
Low HOME Rent	713	764	917	1,060	1,187

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the table above, there is sufficient housing for households at all income levels, however, based on data from the ACS and other CHAS data available in the Needs Analysis section of the document, it is clear that there is a need for more housing assistance opportunities for those low- and extremely low income families and individuals. Norristown supports the deconcentration of affordable housing from the Municipality, in favor of more opportunities elsewhere in the County.

Based on the HUD - CHAS data there is not sufficient housing for all income levels due to the cost over burden criteria for the following groups:

The following households have housing costs that are 30% to 50% of their AMI:

- **White households** = 1,410 or 49.91% of households
- **Black/African American households** = 1,075 or 38.05% of households
- **Asian households** = 20 or 0.71% of households
- **Hispanic households** = 410 or 14.51% of households

The following households have housing costs that are greater than 50% of their AMI:

- **White households** = 860 or 32.21% of households
- **Black/African American households** = 1,105 or 41.39% of households
- **Asian households** = 40 or 1.5% of households
- **Hispanic households** = 600 or 22.47% of households

When examining the percentage of each race or ethnic group with a housing problem, a severe housing problem, and that are housing cost overburdened, rather than a percentage of each racial or ethnic group of the total Municipal population, a different picture presents itself. 48.4% of all Hispanics experienced a housing problem, while 47.4% of Black/African Americans, 29.12% of Whites, and 23.81% of Asians experienced one. These numbers are lower for severe housing problems, with 34.88% of Hispanics, 27.83% of Black/African Americans, and 11.35% of Whites experiencing severe housing problems. These numbers show that if you are Black/African American or Hispanic, you are more likely to experience a housing problem. These numbers also show that if you are Hispanic you are more likely to experience a severe housing problem than you are if you identify as any other racial or ethnic group.

How is affordability of housing likely to change considering changes to home values and/or rents?

With an increasing population, poor economic conditions and the age/condition of the housing in the Municipality of Norristown, it is doubtful that the change in home sales values will increase and become less affordable. If the Municipality is able to combine the rehabilitation of older housing and demolition and rebuilding of blight, it could attract some young professionals and families to the area, due to its proximity to Philadelphia and the access to the SEPTA rail line. This could increase home values slowly. Rents, however will continue to increase with the need for cheaper housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to Rentometer (www.rentometer.com), it is estimated that the Area Median Rent for a one bedroom apartment is \$652 per month; for a two bedroom apartment, \$832 per month; for a three bedroom apartment, \$1,025 per month; and for a four bedroom apartment \$1,135 per month. These estimates are far less than the High HOME rents and Fair Market Rents for one, two, three, and four bedroom apartments, but more close in price to the Low Home Rents. However, Housing Choice Voucher holders report that the rents in the Municipality are higher for a decent, safe, and sanitary housing unit. The large number of vacant units that are substandard affect the price.

Discussion

The housing market is weak in the Municipality of Norristown. Affordability and accessibility are becoming an increasing problem for the lower income residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Municipality of Norristown contains 10,363 housing units that were constructed prior to 1960, which is 70.95% of all the housing units in the Municipality. Less than 5% of the housing units were built within the last ten (10) years. Of all the 14,606 total housing units only 12,886 are occupied. It is estimated that over 45% of the housing units are in need of housing rehabilitation work, from minor work to major rehabilitation work.

Definitions

The following definitions are used in the table below:

“Selected Housing Conditions:”

- Over-crowding (1.01 or more persons per room)
- Lacking a complete kitchen
- Lack of plumbing facilities and/or other utilities
- Cost overburden

“Substandard Condition:” Does not meet code standards, or contains one of the selected housing conditions.

“Suitable for Rehabilitation:” The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

“Not Suitable for Rehabilitation:” The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,971	36%	3,332	45%
With two selected Conditions	35	1%	444	6%
With three selected Conditions	0	0%	57	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,544	64%	3,503	48%
Total	5,550	101%	7,336	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	182	3%	433	6%
1980-1999	264	5%	522	7%
1950-1979	1,928	35%	2,179	30%
Before 1950	3,176	57%	4,202	57%
Total	5,550	100%	7,336	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,104	92%	6,381	87%
Housing Units build before 1980 with children present	25	0%	118	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	774	946	1,720
Abandoned Vacant Units	109	133	242
REO Properties	29	24	53
Abandoned REO Properties	9	7	16

Table 36 - Vacant Units

Alternate Data Source Name:
2007-2011 American Community Survey

Data Source Comments: REO owned property data was received on Realtytrac.com.

Need for Owner and Rental Rehabilitation

There are approximately 6,570 housing units that are suitable for rehabilitation work. However, the cost of rehabilitation exceeds the income and capital of lower income homeowners. Most of the vacant housing units will remain vacant since the property owners do not want to invest, fearing that there will be little to no return on their investment. Landlords are also reluctant to invest in their properties,

especially since they are already rented and there is a demand for rental units whether they are up to code standards or not.

There is a need for increased Federal funds to provide financial assistance to lower income families to rehabilitate their homes and still retain their affordability status.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the HUD estimates for Lead Based Paint and the high number of housing units build prior to 1980, it is estimated that over 11,485 housing units have lead based paint, but only approximately 27% of those units have chipped or peeling paint which presents an imminent health hazard.

Discussion

The housing stock in Norristown is old and in need of rehabilitation work. It is estimated that 65% of all housing units are suitable for rehabilitation. The Municipality of Norristown needs to continue its active code enforcement program and continue to offer rehabilitation financial assistance.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Montgomery County Housing Authority owns and operates 7 public housing communities. There are a total of 616 housing units in the public housing communities through Montgomery County. Roughly one quarter of the public housing units are reserved for the elderly. However, there are no public housing communities in Norristown.

In addition, the Housing Authority administers 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the Municipality and surrounding region. The Norristown Housing Authority does not hold any Veteran Affairs Supportive Housing or Family Unification Program Vouchers.

Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Project-based			Vouchers	
				Total	Tenant-based	Special Purpose Voucher	Disabled	
					Veterans Affairs Supportive Housing	Family Unification Program		
# of units vouchers available	0	41	614	120	2,702	0	9	0
# of accessible units	0	0	0	0	0	0	0	0
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition								

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing communities located in Norristown. However, the Montgomery County Housing Authority operates seven (7) public housing communities, consisting of 269 General Occupancy units, and 347 Elderly/Disabled units throughout the County. The public housing communities operated by MCHA are listed below:

General Occupancy:

- **Bright Hope Community** - 467 W. King Street, Pottstown, PA 19464 - 179 townhomes from 1 to 4 bedrooms
- **Crest Manor** - 2231 Hamilton Avenue, Willow Grove, PA 19090 - 40 semidetached homes from 1 to 5 bedrooms
- **North Hills Manor** - 300 Linden Avenue, North Hills, PA 19038 - 50 townhomes from 1 to 4 bedrooms

Elderly/Disabled:

- **Robert P. Smith Towers** - 501 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 80 Efficiency & 1 Bedroom Apartments, including Wheelchair accessible apartments
- **Marshall W. Lee Towers** - One W. Third Avenue, Conshohocken, PA 19428 - 80 Efficiency & 1 Bedroom Apartments, including Wheelchair accessible apartments
- **Sidney Pollock House** - 450 East High Street, Pottstown, PA 19464 - Nine story high-rise consisting of 102 Efficiency & 1 Bedroom Apartments, including Wheelchair accessible apartments
- **Golden Age Manor** - 400 Walnut Street, Royersford, PA 19468 - Five story mid-rise consisting of 85 Efficiency & 1 Bedroom apartments, including Wheelchair accessible apartments

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	0

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing communities within the municipal boundaries of Norristown. Not Applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing communities within the municipal boundaries of Norristown. Not Applicable.

Discussion:

There are no public housing communities within the municipal boundaries of Norristown. Not Applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Municipality of Norristown has a large number of organizations offering facilities and services for the homeless and persons threatened with homelessness. Norristown actively supports the Montgomery County Continuum of Care (COC), and will continue in as far as permanent housing for the homeless is concerned. A description of activities and funding reveals that a number of these organizations are located in Norristown, and since 1997, have received well over \$16,000,000 in funding. These organizations include:

- Community Action Development Commission (CADCOM)
- Community Housing Services, Inc.
- Coordinated Homeless Outreach Center (CHOC)
- Hedwig House
- Indian Valley Opportunity Center
- Laurel House
- Mental Health Association of South Eastern PA
- Montgomery County Family Services
- Montgomery County Department of Housing & Community Development
- Montgomery County Mental Health/Mental Retardation
- Salvation Army

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	112	0	220	71	0

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Only Adults	77	0	82	86	0
Chronically Homeless Households	27	0	85	85	0
Veterans	27	0	85	85	0
Unaccompanied Youth	27	0	85	85	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several mainstream services available to the homeless in the Municipality of Norristown. Food pantries and the church communities provide a lot of services, and some private landlords work with the CoC agencies to transition people into housing.

Services offered by the Coordinated Homeless Outreach Center (CHOC) include the following:

- **Health Care** – Medical Assessment, Health and nutrition classes by the Coordinated Homeless Outreach Center (CHOC)
- **Mental Health Services** – Psychiatrist provided by CHOC and Hospitality Center
- **Social Services** – AA and NA meetings, Benefits Acquisition and Critical Time Intervention by CHOC and Hospitality Center
- **Educational** - Life skill and recovery oriented classes by CHOC
- **Rental Assistance** – Housing placement by CHOC
- **Shelter**- CHOC, Hospitality Center

The "Your Way Home," Montgomery County's Program Outcomes Committee will be responsible for increasing the percentage of project participants that access non-cash mainstream benefits from entry date to program exit. They will have access to data from the HMIS and be able to evaluate performance of the Housing Stability Coaches as well as of individual CoC recipients in accessing mainstream benefits. Barriers to accessing specific mainstream resources will be identified and strategies developed to address the barriers. Reports are also shared with the Leadership Council whose members have relationships with agencies providing mainstream benefits for implementation of strategies to overcome barriers.

In the next two years the Housing Stability Coaches in the 3 new Housing Resource Centers (Lansdale, Norristown & Pottstown) will assist homeless & others obtain all the cash benefits to which they are entitled. All County contracts with homeless providers require that all mainstream resources be applied for within 15 days of program entry. HRC Housing Stability Coaches and agency case workers will use COMPASS to access resources including Medicaid, Children's Health Insurance Program, Child Care Works Program, Food Stamps, Energy Assistance, School Meals, Home and Community Based Services, Long Term Care, and Select Plan for Women. They will also work with RHD and the PA Mental Health Consumers Association (PA's Health Insurance Marketplace providers), to access health insurance under the ACA. Finally, the Coaches will assist participants to access TANF Child Care and transportation, EARN and other resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

YWH coordinates the Homeless Prevention Center toll-free hotline, which conducts initial screening and assessment for housing crisis response. The Housing Crisis Response system is divided into regional operations to focus on the different municipalities' needs. The hotline refers individuals and families to the nearest Housing Resource Center. Norristown's Housing Resource Center Carson Valley Children's Aide (CVCA) works with area shelters in order to connect with people in shelter care, and works with the most vulnerable populations to prioritize their needs. CVCA uses Rapid Rehousing funds to move people into apartments of their own, in their own community. Once they are moved in, CVCA works with the community to match families with food pantries, furniture resources, churches, counseling services, etc.

MontCo's strategy is to ensure all eligible vets access VASH & SSVF resources and that CoC funds, ESG funds, and other resources are used to serve ineligible vets. Local efforts to prioritize ineligible vets include: DHCD funded the local VA to collect data on homeless vets and improve outreach for the PIT count; Norristown Ministries targets homeless vets with outreach and life skills; CHOC prioritizes ineligible vets referred by the VA for shelter and other services; & YWH will develop a policy to give priority for non-VASH PH resources to ineligible vets.

The Valley Youth House works with children and teens, including teens aging out of foster care, and young adults in the 18-24 transition stage. Valley Youth House provides prevention and intervention services, counseling, life skills, and behavioral health services to abused, neglected, and homeless youth and their families. One of Valley Youth House's Independent Living Programs is located in Norristown to help young adults to attain life skills required for living on their own. According to the Montgomery County Department of Housing & Community Development, homelessness manifests itself differently with the unaccompanied youth population. It is hard to locate young adults in transition, and CoC agencies often use Facebook and friends to contact this hard to reach population.

The chronically homeless are assisted by the Street Outreach team at the Coordinated Homeless Outreach Center. The following facilities and services are provided in the Municipality of Norristown through the CHOC for the homeless:

- **Shelter and Day Center** - provides laundry, showers, lockers, mail, phone and internet access, transportation and meals.
- **Case Management** - provides housing placement, benefits acquisition and community linkage and referral.
- **Health and Behavioral Health** - medical assessment, health and nutrition classes, psychiatrist, AA and NA meetings, Life skill and recovery oriented classes.

- **Critical Time Intervention (CTI)** - community based case management that will assist eligible individuals with establishing themselves in the community for the first 9 months after leaving CHOC.
- **Street Outreach team** – identifies chronically unsheltered homeless in the Municipality. The team canvases the woods regularly to look for unsheltered homeless individuals.
- **Call center** - toll-free number operated by New Jersey 211. CHOC distributes cards to vulnerable populations, and every social service agency in the Municipality has the phone number. Word of mouth also aides with outreach efforts. The call center received over 10,000 calls last year, and they were only able to service 900 people.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Municipality of Norristown has identified the priorities for services and facilities for its special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following needs and objectives are established under this Five Year Consolidated Plan:

- **Elderly** - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- **Frail Elderly** - construction of new affordable and accessible apartments with supportive services
- **Persons with Disabilities** - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- **Alcohol and Other Drug Addictions** - supportive services to end addictions, and training to re-enter the work force
- **Public Housing Residents** - housing downpayment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- **Victims of Domestic Violence** - additional temporary shelter beds, supportive services and training programs, and permanent supportive housing options. Supportive service needs for Victims of Domestic Violence include but are not limited to services to help ameliorate their lives and to help them towards self-sufficiency, such as: Housing Funding, for rental assistance and security deposits; Jobs and Skills (i.e. education and/or jobs and skills/training/trade skills especially for 30's to 50's years old); Coaches to help them handle feelings of inadequacies and stress and to keep focused on their goals; and whatever can help them have their Basic Needs met. This also includes help with successful SSI applications and Compass - welfare applications; obtaining ID's; transportation needs (tokens, how to navigate through the county to get to places for services using SEPTA, or directions and gas cards if they drive); Being connected to health and medical resources to make doctors' appointments for self and children; Child care and resources for children; Furniture resources for those that are starting over from scratch; Food and clothing resources; and transportation to get to the School Administration building if families are relocating (need to have connections to appropriate school systems to have continuum of services for students).
- **Persons with HIV/AIDS and their families** - Family Services of Montgomery County operates the Project HOPE (HIV/AIDS Outreach Prevention Education) project that began in 1989 as a demonstration project for case management to assist those infected with HIV/AIDS in

Montgomery County. Today, Project HOPE is the only comprehensive HIV/AIDS services program in Montgomery County. Project HOPE improves the lives of those living with HIV/AIDS and those at risk for HIV/AIDS by providing medical case management, HIV antibody testing, prevention education, and outreach. Project HOPE links clients with the proper nutrition, dental care, transportation, public benefits, and counseling they need. They also help connect individuals and families with an HIV/AIDS diagnosis to long term permanent supportive housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs & resources & supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, permanent care home, rehab hospital, or as last resort, non-HUD funded shelter. The Coordinated Homeless Outreach Center shelter has a protocol against accepting certain individuals directly from a hospital. In 2014 the CoC worked with the PA Health Care Cost Containment Council (PHC4) to analyze their existing data and develop better information on hospital discharges among the homeless population. The CoC will use this information to work with the Hospital & Healthsystem Association of Pennsylvania (HAP) to improve discharge outcomes for homeless persons.

PA has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management and rehab services are in place at the county level (the Office of Mental Health & Substance Abuse Services Continuity of Care Bulletin). The goal is for all individuals to move into the most integrated housing of their choice in the community. Staff from the Norristown State Hospital (NSH) notifies the County Office of Behavioral Health & Developmental Disabilities of candidates ready for discharge and identifies those who may require extra support. Ongoing meetings occur specific to discharge. Each individual is discharged to his/her own housing, housing with a friend or relative, or to a mental health residential program. Montgomery County has also accessed CHIPPS funds and health choices reinvestment funds to provide permanent housing in the community for individuals leaving Norristown State Hospital.

The Municipality of Norristown and Montgomery County have several organizations that help provide and assist with appropriate supportive housing for persons returning from mental and physical health institutions:

- **Genesis** – Housing Counseling Program provides free classes and individual counseling.
- **Hedwig House** –Special Housing Services that coincide with MontCo Office of Behavioral Health and Development and Your Way Home.

- **Montco – Your Way Home** – Public Private Partnership using resources to end and prevent homelessness.
- **Horizon House** – Assertive Community Treatment (ACT) provides multidisciplinary team that supports people with severe and persistent mental illness living within their community.
- **Mental Health Association- Halfway There Supportive Housing Program** – to assist persons with behavioral health issues and substance abuse issues in their transition to independent living.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Norristown Municipal Planning Department currently does not fund or provide housing for the homeless or special needs population. Due to staff capacity, time and lack of expertise in these fields, the Municipality leaves the provision of these services to those more capable and able, such as Montgomery County, the Salvation Army and various other local non-profit entities in Montgomery County.

The Municipality of Norristown proposes as its “Vision” of the Five Year Consolidated Plan the following under its “Other Special Needs Strategy”:

Priority Need: There is a need for housing opportunities, services, and facilities for persons with special needs.

Goals/Strategies:

- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.

Priority Need: There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the Municipality of Norristown.

Goals/Strategies:

- **CD-15-01** – Owner Occupied Housing Rehabilitation
- **CD-15-02** – Housing Rehab Technical Support
- **CD-15-03** – Code Enforcement
- **CD-15-04** – Fair Housing

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Norristown actively supports the Montgomery County Continuum of Care (COC), and will continue in as far as permanent housing for the homeless is concerned. A description of activities and funding reveals that a number of these organizations are located in Norristown, and since 1997, have received well over \$16,000,000 in funding from State ESG funds and CoC funds. These organizations include:

- Community Action Development Commission (CADCOM)
- Community Housing Services, Inc.
- Coordinated Homeless Outreach Center (CHOC)
- Hedwig House
- Indian Valley Opportunity Center
- Laurel House
- Mental Health Association of South Eastern PA
- Montgomery County Family Services
- Montgomery County Department of Housing & Community Development
- Montgomery County Mental Health/Mental Retardation
- Salvation Army

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Municipality of Norristown prepared and adopted an Analysis of Impediments to Fair Housing Choice in 2013. Several impediments were identified and one in particular dealt with public policies. "Impediment 5: Need to Address Public Policies and Regulations" stated that the Municipal Zoning Ordinance was outdated and needed to be revised. Norristown reviewed and revised its zoning ordinance to bring it into compliance with the Fair Housing Act. Several key sections were completed and the final revised document was made available for public comment in 2013.

The Municipal Zoning Ordinance was revised accordingly:

- **5-A:** The municipality in its review and revisions to the Zoning Ordinance changed the definition of the word "Family" to permit six (6) or less disabled persons to live together and be considered as a single family unit. Other definitions were added to the Zoning Ordinance, including: "Accessibility", "Americans with Disability Act (ADA)", "Disability (Disabled or Handicapped Person)", "Fair Housing Act", "Handicap", "Section 504 Rehabilitation Act", and "Visitability".
- **5-B:** The municipality expanded locations where group homes are permitted. Previously, group homes were only permitted in the "TR – Town Residential District".
- **5-C:** The specific use regulations found in §320-135 of the Zoning Ordinance were revised and reworded, since establishing minimum distance requirements between group homes is in violation of the Fair Housing Act.
- **5-D:** The recently enacted Ordinance No. 12-03 of 2012 which amended the Rental Property Law of Norristown was controversial. The municipality has since repealed that Ordinance.

The Municipality has continued to address the elimination of barriers to affordable housing through the funding of fair housing activities. Services rendered by the Fair Housing Rights Center included outreach, counseling, information programs, and enforcement and testing to safeguard nondiscrimination of protected classes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The goal of the Municipality of Norristown’s economic development policy is to foster economic growth in the community, improve the local economy, promote job opportunities, and increase the local tax base.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	36	2	0	0	0
Arts, Entertainment, Accommodations	1,475	276	11	3	-8
Construction	468	497	4	6	2
Education and Health Care Services	3,071	3,941	23	47	24
Finance, Insurance, and Real Estate	1,132	413	9	5	-4
Information	372	237	3	3	0
Manufacturing	1,175	585	9	7	-2
Other Services	477	276	4	3	-1
Professional, Scientific, Management Services	1,579	745	12	9	-3
Public Administration	58	0	0	0	0
Retail Trade	2,086	672	16	8	-8
Transportation and Warehousing	446	94	3	1	-2
Wholesale Trade	725	690	6	8	2
Total	13,100	8,428	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	19,484
Civilian Employed Population 16 years and over	17,722
Unemployment Rate	9.04%
Unemployment Rate for Ages 16-24	31.44%
Unemployment Rate for Ages 25-65	6.62%

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,902
Farming, fisheries and forestry occupations	855
Service	2,158
Sales and office	4,290
Construction, extraction, maintenance and repair	1,958
Production, transportation and material moving	951

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,241	66%
30-59 Minutes	4,735	28%
60 or More Minutes	1,094	6%
Total	17,070	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,299	197	902

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,503	639	1,350
Some college or Associate's degree	3,143	226	862
Bachelor's degree or higher	3,005	165	251

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	321	980	317	429	405
9th to 12th grade, no diploma	602	362	322	988	863
High school graduate, GED, or alternative	1,794	2,266	1,696	3,530	1,607
Some college, no degree	654	960	826	1,204	239
Associate's degree	112	379	403	459	84
Bachelor's degree	332	1,104	527	650	189
Graduate or professional degree	93	326	421	393	84

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,912
High school graduate (includes equivalency)	26,583
Some college or Associate's degree	31,592
Bachelor's degree	42,948
Graduate or professional degree	55,208

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Municipality of Norristown’s economy is based on government, healthcare, education, social services as well as two corporate headquarters.

The three (3) largest categories of jobs in the Municipality of Norristown in business by sector is as follows:

- **Education and Health Care Services** - 3,941 jobs
- **Professional, Scientific, Management Services** - 745 jobs
- **Wholesale Trade** - 690 jobs
- **Total:** 5,376 jobs

These three categories represent 64% of the total number of jobs in the Municipality.

While the Montgomery County government is the Municipality's largest employer, Pennsylvania's Department of Labor and Industry identifies many other large private employers in the Municipality of Norristown. These employers do not include local, state or federal government entities, who make up much of the workforce.

- Merck Sharp & Dohme Corporation
- Abington Memorial Hospital
- Main Line Hospitals
- Giant Food Stores, LLC
- SmithKline Beecham Corporation
- Lockheed Martin Corp
- SEI Investments Company
- Quest Diagnostics, Inc.
- Wal-Mart Associates, Inc.
- United Parcel Service, Inc.
- Albert Einstein Medical Center
- ABM Janitorial Services Mid Atlantic
- Holy Redeemer Health System
- Philadelphia Freedom Valley YMCA
- Wegmans Food Markets
- Hatfield Quality Meats, Inc.
- Shooting Star Staffing, Inc.
- Wawa Inc.
- Prudential Insurance Company of AME
- JBS Souderton, Inc.

These employers hire individuals from the Municipality of Norristown. However, of these private entities, only six (6) are located in the Municipality of Norristown.

Describe the workforce and infrastructure needs of the business community:

The Municipality of Norristown is an economically struggling community. Many of the Municipality's major employers left the area in the second half of the 20th Century. The Municipality struggles to keep employers in the Municipality and to encourage new businesses to start or locate there. These struggles are exacerbated by a high crime rate and an underqualified workforce.

The Municipality's goals for Economic Development are:

- Support and encourage new job creation, job retention, employment, and job training services.
- Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
- Plan and promote the development and redevelopment of the downtown business district.

The Municipality of Norristown realizes that there is a need to increase employment, self-sufficiency, educational training, and empowerment of the residents of the Municipality of Norristown.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

SEPTA has invested approximately \$50 million into the Manayunk/Norristown Line. The modernization project for the Norristown Branch is currently underway, and is expected to continue through early 2015. Work includes modernizing the signal system, various maintenance tasks and improving the operational flexibility of the line. While these initial improvements will require temporary inconveniences to riders in the form of bus substitutions and schedule changes, over all, this project will allow SEPTA to perform future construction and maintenance functions without impacting service. Additionally, these improvements will allow SEPTA to provide partial service during storms when flooding conditions previously suspended operations.

Progress was made during Program Year 2013 with the Lafayette Street Expansion project. In FY 2005, the firm of Edwards and Kelcey of West Chester, PA completed a study entitled "Lafayette Street: Land Access Use Study," which outlined the potential land access and redevelopment potential of the area along West Lafayette Street, from the river to the downtown area of Norristown. The report included such items as: an assessment of the existing conditions of the corridor, measurements of available land, suggestions for appropriate land uses, and the identification of additional riverfront access points. Upon the report's completion, the consultant made recommendations to the County and Municipal Steering Committee based on the outcomes of the study. The conceptual design, planning, and environmental approval phases are complete. The project was split up into approximately four (4) phases:

1. Reconstruct existing Lafayette Street in Norristown, including new traffic signals, sidewalks, and streetscape amenities; additional parking and landscaping to be included; and some open space amenities along the Schuylkill River Trail will be included.
2. Extend Lafayette Street from Ford Street to Conshohocken Road.
3. Complete the new PA Turnpike interchange and provide associated improvements along Conshohocken Road and its intersection at Ridge Pike.
4. Complete the "half diamond" interchange at the Dannehower Bridge/Markley Street (US-202).

In FY 2007, preliminary engineering was completed, and final design began in early 2008. Also in 2008 DVRPC was awarded a contract by the county to conduct a traffic study and project the impacts of the Lafayette Street Corridor Project. The final design of Phase 1 of the project, consisting of improvement to the existing portion of Lafayette Street, was completed by 2009, with construction anticipated to begin in late 2010. Construction on this section of the corridor is anticipated to last approximately two (2) years. Final design for Phases 2-3 was anticipated to be completed by late 2011, with construction beginning in early 2014, lasting approximately two (2) years.

The Municipality of Norristown believes that this \$45 million investment will attract new industry to the light and heavy industrial district sites that are underutilized. This project will also improve accessibility for development of the Riverfront, which is vital to the Riverfront Park Master Plan. The zoning for the Riverfront encourages high density, mixed used developments of retail, restaurants, and residential. This project will bring about a need for training for new industries.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2007-2011 American Community Survey data, the Municipality of Norristown has an unemployment rate of 9.04% which is higher than the Pennsylvania unemployment rate of 7.9% for that same period. In Norristown, there are 19,484 workers and only 8,484 jobs. The unemployment rate is also larger in the 18-25 age group as opposed to older age groups. This suggests that as younger members of the workforce leave school and enter the workforce, they are struggling to find employment.

According to the 2007-2011 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- **Agriculture, Mining, Oil and Gas Extraction** – 6% of the sector workforce is utilized
- **Arts, Entertainment, Accommodations** – 18.7 % of the sector workforce is utilized
- **Finance, Insurance, and Real Estate** – 36.5% of the sector workforce is utilized
- **Professional, Scientific, Management Services** – 47.2% of the sector workforce is utilize
- **Public Administration** – 0% of the sector workforce is utilized
- **Retail Trade** – 32.2% of the sector workforce is utilized
- **Transportation and Warehousing** – 44.7% of the sector workforce is utilized

- **Wholesale Trade** – 59.1% of the sector workforce is utilized

The Municipality of Norristown is also experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- **Construction** – 94.1% of the sector jobs are filled
- **Education and Health Care Services** – 77.9% of the sector jobs are filled

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The following organizations provide workforce training initiatives and community education to the residents of the Municipality of Norristown:

Montgomery County Development Corporation: Workforce Investment Act

- On-the-Job Training
- Customized Job Training

Star Career Academy

- Cosmetology
- Renal, Dialysis Technologist
- Allied Health and Medical Assisting Services
- Professional Cooking
- Surgical Technology
- Hotel and Restaurant Management
- Paramedic Training

Smith & Solomon Driver Training

- Commercial Driver's License Program
- Forklift Operator Training Program
- Train the Trainer Forklift Program

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Even though Norristown does not participate in a CEDS, the Norristown Economic Revitalization Strategy Update (2008) planned to create a new regional gateway and attraction for Norristown on the riverfront. As activities return to the civic and commercial heart, programs will be in place to spread these benefits throughout Norristown's neighborhoods. The Strategy's vision resulted from a consensus process involving County and Municipal officials, the local business community, civic and neighborhood groups, and local citizens. This vision addresses a full range of quality-of-life issues affecting Norristown's neighborhoods and its business area. The vision builds on substantial prior work, which is embodied in past plans examining issues ranging from riverfront parks to transportation. The Lafayette Extension Project and the Riverfront Park Master Plan will complement the Economic Revitalization Strategy.

Discussion

There is still a shortage of jobs in Norristown. There is a need for job training and job creation. The high unemployment rate has led to other problems in the community, including the lack of the ability to afford decent, safe, and sound housing in Norristown.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

When examining the percentage of each race or ethnic group with a housing problem, a severe housing problem, and that are housing cost overburdened, rather than a percentage of each racial or ethnic group of the total Municipal population, a different picture presents itself. 48.4% of all Hispanics experienced a housing problem, while 47.4% of Black/African Americans, 29.12% of Whites, and 23.81% of Asians experienced one. These numbers are lower for severe housing problems, with 34.88% of Hispanics, 27.83% of Black/African Americans, and 11.35% of Whites experiencing severe housing problems. These numbers show that if you are Black/African American or Hispanic, you are more likely to experience a housing problem. These numbers also show that if you are Hispanic you are more likely to experience a severe housing problem than you are if you identify as any other racial or ethnic group.

The Hispanic and minority populations are dispersed throughout the Municipality, and therefore, multiple housing problems are also dispersed through the Municipality. The most recent data available on the concentration of racial or ethnic minorities is the 2010 U.S. Census data. According to this data, the Municipality of Norristown has a minority population of 53.76% of its total population. The HUD definition of a minority neighborhood is "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole, or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceed 50 percent of its population." Because the Municipality of Norristown is a metropolitan area, minority neighborhoods would be those Census Tracts where the minority percentage is over 50%. Based on this definition there are only two Census Tract in the Municipality of Norristown that do not qualify as an Area of Minority Concentration with a percentage of minority persons over 50%: Census Tracts 203602 (46.8% minority) and 203700 (48.3% minority). All other seven (7) Census Tracts have more than 50% of the population that identify as being a minority person.

According to the 2007-2011 ACS data, there are two (2) Census Tracts that have higher percentages of homeowners with a mortgage that are cost overburdened by more than 30% of their monthly income than the other seven (7) Census Tracts in the Municipality: Census Tracts 203602 (42.06% of homeowners with a mortgage that are cost overburdened) and 203801 (37.03% of homeowners that are cost overburdened). The rest of the Census Tracts had less than 30% of total homeowners cost overburdened by more than 30% of their monthly income. There was no definition of "concentration" available for housing problems. Census Tract 203602 is also one of the Tracts that is not considered to have a minority concentration of over 50%. In fact, it has the lowest percentage of minority residents compared to the other eight (8) Tracts. Data for renters cost overburdened was not available by Census Tract.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

The Hispanic and minority populations are dispersed throughout the Municipality. The most recent data available on the concentration of racial or ethnic minorities is the 2010 U.S. Census data. According to this data, the Municipality of Norristown has a minority population of 53.76% of its total population. The HUD definition of a minority neighborhood is "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole, or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceed 50 percent of its population." Because the Municipality of Norristown is a metropolitan area, minority neighborhoods would be those Census Tracts where the minority percentage is over 50%. Based on this definition there are only two Census Tract in the Municipality of Norristown that do not qualify as an Area of Minority Concentration with a percentage of minority persons over 50%: Census Tracts 203602 (46.8% minority) and 203700 (48.3% minority). All other seven (7) Census Tracts have more than 50% of the population that identify as being a minority person.

Attached to this Plan are maps which illustrate the Municipality of Norristown's demographics which are included in the Exhibits section of the Plan.

What are the characteristics of the market in these areas/neighborhoods?

The areas of the Municipality that have the highest concentrations of minorities are mostly in the Southern portion of the Municipality. The northern part of the Municipality has less residents overall, as large parts of the land are covered with the Norristown State Hospital, Norristown Farm Park, the Elmwood Park Zoo, and the Logan Square Shopping Center. The Southern part of the Municipality contains the Marshall and Main Street business corridors, Riverfront Park, most of the housing units, and schools, parks, and places of employment.

Are there any community assets in these areas/neighborhoods?

The Southern part of the Municipality contains the Marshall and Main Street business corridors, Riverfront Park, Courthouse Square, the Norristown Arts Hill Arts and Cultural District, the Norristown Transportation Center, and the new parking garage next to the Transportation center.

Are there other strategic opportunities in any of these areas?

The Lafayette Street Extension and Riverfront Park Master Plan are both tied to the Norristown Economic Revitalization Strategy to create access to the Riverfront and the Riverfront Park and reintroduce industry

to the area. Montgomery County plans significant capital investments to One Montgomery Plaza, the County-owned office building across from the historic Courthouse. More than 1,700 County employees are based in Norristown and contribute to the daily downtown economy. The Montgomery County Intermediate Unit renovated 2 West Lafayette Street, a five-story, 100,000 square foot former bank building, for their relocation to Norristown in 2014.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five Year Consolidated Plan is a guide for the Municipality of Norristown to use in its housing, community development, and economic programs and initiatives. The Strategic Plan portion of the Five Year Consolidated Plan establishes the community's goals and objectives to address its need for:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

This strategy is the result of meetings, surveys, and consultation. It is based on the needs assessment and market analysis

The priority needs of the Five Year Consolidated Plan were determined based on the following:

- Research of existing data on needs of the community
- Thorough consultation with Municipal staff and officials
- Interviews and meetings with stakeholder
- Public hearings
- Citizen surveys
- Surveys of social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the Five Year priorities for the Consolidated Plan include the following:

- The types of target income households with the greatest needs
- The areas with the greatest concentration of low-income households
- Activities that will best address the needs of Municipality residents
- The limited amount of funding available to meet the needs
- The ability to leverage additional financial resources

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1.	Area Name:	Municipality Wide
	Area Type:	Local Target Area
	Other Target Area Description:	Low/Mod Census Tract and Block Groups.
	HUD Approval Date:	-
	% of Low/ Mod:	61.06%
	Revital Type:	Other
	Other Revital Description:	Low and Moderate Income Qualifying Areas throughout the Municipality of Norristown
	Identify the neighborhood boundaries for this target area.	Low/Mod Census Tracts and Block Groups.
	Include specific housing and commercial characteristics of this target area.	Aging and deteriorating housing stock, commercial structures, and public infrastructure.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This was done through agency and resident surveys, community meetings, stakeholder meetings, and the Municipality's Comprehensive Plan.
	Identify the needs in this target area.	The needs are housing rehabilitation, new construction, job creation and retention, public facility improvements, infrastructure improvements, code enforcement, and public safety improvements.
	What are the opportunities for improvement in this target area?	The opportunities are developable land and sites for redevelopment for housing and job creation.
	Are there barriers to improvement in this target area?	The largest barriers are funding and the lack of interest of private investors.

General Allocation Priorities**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The Municipality of Norristown will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the Municipality's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used during the FY 2015-2019 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- The housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the Municipality.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

The attached Low/Mod Chart and Low/Mod Map illustrate the Block Groups in Norristown with populations that are over 51% low- and moderate-income.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1.	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Municipality Wide
	Associated Goals	HS-1 Housing Rehabilitation HS-2 Housing Construction HS-3 Fair Housing HS-4 Home Ownership
	Description	There is a need to improve the quality of the housing stock in the community and to increase the supply of affordable, decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers.
	Basis for Relative Priority	Over 46.05% of households are cost overburdened. There is an imbalance between homeownership and renter households. More than 71% of housing units were constructed prior to 1960.
	Priority Need Name	Homeless Priority
2.	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Municipality Wide
	Associated Goals	HO-1 Continuum of Care HO-2 Operation/Support
	Description	There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.
	Basis for Relative Priority	The needs were identified based off of consultation with the PA-504 Lower Merion/Norristown/Abington/Montgomery County CoC (Your Way Home) and its participating agencies.
	3. Priority Need Name	Other Special Needs Priority
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Municipality Wide
	Associated Goals	SN-1 Housing
	Description	There is a need for housing opportunities, services, and facilities for persons with special needs.
	Basis for Relative Priority	These priorities were developed using statistical data, special needs specific consultations, and resident input.
	4. Priority Need Name	Community Development Priority
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Municipality Wide
	Associated Goals	CD-1 Community Facilities CD-2 Infrastructure CD-3 Public Services CD-4 Code Enforcement CD-5 Public Safety
	Description	There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the Municipality of Norristown.
	Basis for Relative Priority	These needs were developed using statistical data, consultations, and resident participation.
	5.	Priority Need Name
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	Municipality Wide
	Associated Goals	ED-1 Employment ED-2 Financial Assistance ED-3 Redevelopment Program
	Description	There is a need to increase employment, self-sufficiency, educational training, and economic empowerment for residents of the Municipality of Norristown.
	Basis for Relative Priority	These needs were developed using statistical data, consultations, and resident participation.
6.	Priority Need Name	Administration, Planning, and Management Priority
	Priority Level	High
	Population	Non-housing Community Development Other
	Geographic Areas Affected	Municipality Wide
	Associated Goals	AM-1 Overall Coordination
	Description	There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.
	Basis for Relative Priority	These needs were developed from consultations.

Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- **High Priority** - Activities are assigned a high priority if the Municipality expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the Municipality during the Five Year Consolidated Plan period. The Municipality may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Municipality of Norristown has very limited CDBG funds. Financial assistance is limited to owner occupied housing rehabilitation. Any tenant-based rental assistance in the Municipality is offered through Carson Valley Children's Aid, as the Housing Resource Center for Norristown receiving Rapid Re-Housing funds.
TBRA for Non-Homeless Special Needs	With the limited amount of CDBG funds and the need to increase affordable single family homeownership and rehabilitation of owner occupied housing, the Municipality is not able to fund TBRA.
New Unit Production	There is a need for new single family homes which would help bring the ratio of homeowners to renters into balance.
Rehabilitation	Over 45% of the housing units in the Municipality are in need of rehabilitation.
Acquisition, including preservation	There are vacant dilapidated houses and sites where infill housing could be built to meet the demand for new housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Municipality of Norristown is receiving \$812,640 in FY 2015 CDBG funds. Over the Five Year Period the Municipality projects that it will receive, based on a 5% decrease in funds each year:

- FY 2015 - \$812,640
- FY 2016 - \$772,008
- FY 2017 - \$733,407
- FY 2018 - \$696,736
- FY 2019 - \$661,899
- **Total - \$3,676,690**

The program year goes from March 1, 2015 through February 28, 2016. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report (CAPER).

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	812,640	0	0	2,864,050	Five Years of funding at a reduction level each year of 5%.

Table 50 - Anticipated Resources

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

The following Federal, State and Local funds will be leveraged:

State HOME funds - The Municipality has been fortunate in obtaining State HOME funds for its Housing Rehabilitation Loan Program. It leverages the CDBG funds for the State HOME funds. There is no match requirement for the CDBG funds. Funds from the Pennsylvania Department of Community and Economic Development (DCED) allow a community housing development organization (CHDO) to carry out housing rehabilitation for the creation of decent and affordable housing.

Low Income Housing Tax Credit - The Tax Credit Program does not provide loans or grants but rather a tax incentive to owners of affordable rental housing. The incentive is an annual tax credit (a dollar for dollar reduction in the tax payer's federal taxes) earned in the initial ten years following

when the units are placed in service assuming program requirements are met. A developer markets or “syndicates” the credits allocated to the development to investors whose contributions are used as equity in the development’s financing plan. The Pennsylvania Housing Finance Agency (PHFA) has been designated as the allocating agency in PA.

PA Department of Conservation and Natural Resources (DCNR) - Utilizing approximately \$1,345,353.00 of the \$1.8 million which was allocated to the Municipality by the Montgomery County Open Space Board, the Municipality is anticipating a major overhaul of all their parks in the near future. Funds will be matched using DCNR and CDBG funds for this purpose. Improvements will be focused on the following parks: Simmons Park, Skag Cottman Park, Bartasch Park, Engro/Blue Mill Field, Atkinson Field, Albert P. Parker/Cherry Street Park, Elmwood Park, and Thomas Barone Park.

Affordable Housing Trust Fund (AHTF) - In addition to funding the First-Time Homebuyers Program through CDBG, the Municipality will continue to seek funds from other sources that include the DCED HOME program and the Montgomery County Affordable Housing Trust Fund. Montgomery County has allocated \$2 million of County Housing Trust Fund dollars to be used for Rapid Re-Housing for families through the Housing Resource Centers, estimated to serve over 200 families per year for the years 2014-2015.

PennDOT Liquid Fuels - Funds have been awarded through the Montgomery County Commissioners for the Lafayette Street Extension Project.

Department of Justice Grants - During Program Year 2013, the Municipality of Norristown, in conjunction with the Borough of Pottstown, was awarded a Justice Assistance Grant (JAG) through the US Department of Justice in the amount of \$54,137. To date \$27,805.00 of the Norristown allocation has been expended.

DCED New Communities - Helped support the DeKalb Street Streetscape Project along with CDBG funds.

Montgomery County Community Revitalization Grant - Helped support the DeKalb Street Streetscape Project along with CDBG funds.

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

Not applicable.

Discussion

The Municipality has limited CDBG funds, which are being reduced each year by the Federal Government. The Municipality is fortunate in that it is able to leverage other funds for its housing, community development, and economic development needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Norristown	Government	Planning	Jurisdiction
Montgomery County Housing Authority	PHA	Ownership Public Housing Rental	Region
Montgomery County Redevelopment Authority	Redevelopment authority	Economic Development Non-homeless special needs Planning Rental	Region
Montgomery County Department of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Planning public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Municipality of Norristown engaged in the public process through public meetings, working with local housing providers, and consulting with non-profit organizations in an effort to develop a community-driven plan. These organizations include, but are not limited to:

Public Agencies

- Montgomery County Redevelopment Authority
- Montgomery County Housing Authority
- Montgomery County Economic and Workforce Development
- Montgomery County Continuum of Care
- Montgomery County Housing and Community Development
- Montgomery County Health Department
- Montgomery County Commerce Department

Non-profit Organizations

- Genesis – Housing Counseling Program provides free classes and individual counseling
- Habitat for Humanity
- Coordinated Homeless Outreach Center
- Fair Housing Rights Center of Southeastern PA
- Montgomery County Opportunities Industrialization Center
- CADCOM (Community Action Development Commission)
- Hedwig House – Special Housing Services that coincide with MontCo Office of Behavioral Health and Development and Your Way Home
- Salvation Army
- ACLAMO
- Montco – Your Way Home – Public Private Partnership using resources to end and prevent homelessness.
- Montgomery County Foundation
- Senior Adult Activities Center
- Greater Norristown Corporation
- Vance Community Partners
- Norristown Area Communities that Care
- AHEDD
- United Way
- Legal Aid of Southeastern PA
- Center 4 Youth
- George Washington Carver Community Center
- Horizon House – Assertive Community Treatment (ACT) provides multidisciplinary team that supports people with severe and persistent mental illness living within their community.
- Mental Health Association- Halfway There Supportive Housing Program – to assist persons with behavioral health issues and substance abuse issues in their transition to independent living.

Collaboration and coordination with these entities will continue throughout the year in order to capitalize on potential future funding that may be received by the Municipality in 2015 through 2019. Coordinated actions include programmatic linkages between agencies, as well as budget allocation process coordination. In this way, the Municipality will be positioned to take advantage of potential partnership opportunities that would result in increased investment benefit to low and moderate income households and persons.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Family Services of Montgomery County operates the Project HOPE (HIV/AIDS Outreach Prevention Education) project that began in 1989 as a demonstration project for case management to assist those infected with HIV/AIDS in Montgomery County. Today, Project HOPE is the only comprehensive HIV/AIDS services program in Montgomery County. Project HOPE improves the lives of those living with HIV/AIDS and those at risk for HIV/AIDS by providing medical case management, HIV antibody testing, prevention education, and outreach. Project HOPE links clients with the proper nutrition, dental care, transportation, public benefits, and counseling they need. They also help connect individuals and families with an HIV/AIDS diagnosis to long term permanent supportive housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

At 91%, Montgomery County has extraordinary stability in its CoC-funded PSH Programs, attributed to factors including effective case management and availability of behavioral health and other supports. The Your Way Home Permanent Housing Action Team will be responsible for maintaining the rate of housing stability in CoC funded projects. The challenge will be to maintain this same high level of stability once the new chronic bed turnover policy goes into effect and more beds are filled with chronically homeless who may face greater barriers than current permanent supportive housing (PSH) residents. The Housing Locators at the Housing Resource Centers (Carson Valley Children's Aid in Norristown) will develop relationships with private landlords, the PHA and other housing providers to increase non CoC-funded permanent housing opportunities in the community.

In 2013 only 13% of individuals increased incomes from non-employment sources, feeling the impact of the termination of general assistance benefits in PA and other factors. The Housing Stability Coaches in the new Housing Resource Centers (Lansdale, Norristown and Pottstown) will assist homeless and others obtain all the cash benefits to which they are entitled. The Your Way Home Program Outcomes Committee will be responsible for increasing the percent of project participants that increase income. Impacting these percentages will be a challenge, largely due to the fact that the Coordinated Homeless Outreach Center (CHOC), funded through the CoC to provide case management to homeless individuals, serves a large number of people (close to 300 in 2013) for a short period of time, moving them on to other housing as quickly as possible. The Committee will work with the CHOC to not only meet the 15 day requirement to apply for benefits and to initiate employment services, but also to provide follow-up at the next location to ensure receipt of benefits and movement towards the next steps for employment.

The "Your Way Home", Montgomery County's Program Outcomes Committee will be responsible for increasing the percentage of project participants that access non-cash mainstream benefits from entry date to program exit. Barriers to accessing specific mainstream resources will be identified and strategies developed to address the barriers. Reports are also shared with the Your Way Home Leadership Council whose members have relationships with agencies providing mainstream benefits for implementation of strategies to overcome barriers to mainstream resources. For CoC-funded projects, 60% of participants have mainstream benefits at exit. The CoC plans to maintain this percentage by: utilizing Housing Stability Coaches in Lansdale, Norristown and Pottstown Housing Resource Centers to assist the homeless to obtain all the benefits to which they are entitled, including mainstream benefits. County contracts with homeless providers require that all mainstream resources be applied for within 15 days of program entry. The HRC Housing Stability Coaches and agency case workers will use COMPASS to access resources including Medicaid, Children's Health Insurance Program, Child Care Works Program, Food Stamps, Energy Assistance, School Meals, Home & Community Based Services, Long Term Care, & Select Plan for Women. They will also work with CHOC and the PA Mental Health Consumers Association (PA's Health Insurance Marketplace providers), to access health insurance under the Affordable Care Act. Finally, the Coaches will assist participants to access TANF Child Care and transportation, EARN, and other resources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The following actions were taken by the Municipality to enhance coordination between public and private agencies to aid in overcoming gaps in institutional structure for housing, homelessness and community/economic development:

- Active participant with the Montgomery County Department of Housing & Community Development
- Active participant with the Montgomery County Continuum of Care
- Active participant with the Montgomery County Partners for Home Ownership
- Partnered with Genesis Housing Corporation and the Redevelopment Authority of Montgomery County to continue the Norristown Blighted Property Project
- Partnered with The Enterprise Center for the continuation of the Norristown Small Business Assistance Center
- Participated in the PA Weed & Seed Program with non-profit groups to eliminate truancy among the youth
- Around 10 market rate residential developments under review/construction
- Partnered with Montgomery County for the implementation of various infrastructure projects including sidewalk and park improvement and also with the Lafayette Street Corridor Project

The CoC has a long standing partnership with the Montgomery County Housing Authority (MCHA) in the spirit of preventing and ending homelessness. The Director of MCHA is a member of the Leadership Team of Your Way Home and the CoC Review & Ranking Committee. MCHA administers Vesta, Behavioral Health and Development Disabilities Department's Shelter Plus Care Project, and the Family Unification Program vouchers, as well as four (4) other HOME funded tenant-based rental assistance (TBRA) programs for which homeless and those at risk of homelessness are eligible - Valley Youth House's TBRA for Youth, Family Services' TBRA for people with HIV/AIDS, Hedwig House's TBRA for people with behavior health disabilities, and Inter-Faith Housing Alliance's TBRA for homeless families. The CoC is working with the MCHA to develop a Housing Choice Voucher preference for homeless individuals leaving transitional housing programs. Although this has been stalled due to Federal cuts in the Housing Choice Voucher program, MCHA has agreed to consider adopting such a preference prior to re-opening its waiting list.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	Municipality Wide	Housing Priority	CDBG: \$953,112	Homeowner Housing Rehabilitated: 85 Household Housing Unit
2.	HS-2 Housing Construction	2015	2019	Affordable Housing	Municipality Wide	Housing Priority	CDBG: \$80,520	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
3.	HS-3 Fair Housing	2015	2019	Affordable Housing Fair Housing	Municipality Wide	Housing Priority	CDBG: \$175,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
4.	HS-4 Home Ownership	2015	2019	Affordable Housing	Municipality Wide	Housing Priority	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Homeowner Housing Added: 0 Household Housing Unit
5.	HO-1 Continuum of Care	2015	2019	Homeless	Municipality Wide	Homeless Priority	CDBG: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	HO-2 Operation/Support	2015	2019	Homeless	Municipality Wide	Homeless Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Homeless Person Overnight Shelter: 0 Persons Assisted
7.	SN-1 Housing	2015	2019	Non-Homeless Special Needs	Municipality Wide	Other Special Needs Priority	CDBG: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit
8.	CD-1 Community Facilities	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$238,389	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13995 Persons Assisted
9.	CD-2 Infrastructure	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$49,333	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
10.	CD-3 Public Services	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11.	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$800,000	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit Other: 1 Other
12.	CD-5 Public Safety	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Other: 1 Other
13.	ED-1 Employment	2015	2019	Non-Housing Community Development	Municipality Wide	Economic Development Priority	CDBG: \$225,000	Jobs created/retained: 25 Jobs
14.	ED-2 Financial Assistance	2015	2019	Non-Housing Community Development	Municipality Wide	Economic Development Priority	CDBG: \$120,000	Businesses assisted: 25 Businesses Assisted
15.	ED-3 Redevelopment Program	2015	2019	Non-Housing Community Development	Municipality Wide	Economic Development Priority	CDBG: \$0	Other: 0 Other
16.	AM-1 Overall Coordination	2015	2019	Non-Housing Community Development	Municipality Wide	Administration, Planning, and Management Priority	CDBG: \$735,336	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1.	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to low- and moderate-income homeowners to rehabilitate their homes.
2.	Goal Name	HS-2 Housing Construction
	Goal Description	Increase the supply of affordable, decent, safe, sound, and accessible housing for owners and renters in the Municipality through rehabilitation and new construction.
3.	Goal Name	HS-3 Fair Housing
	Goal Description	Promote fair housing choice through education and outreach in the Municipality.
4.	Goal Name	HS-4 Home Ownership
	Goal Description	Assist households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
5.	Goal Name	HO-1 Continuum of Care
	Goal Description	Support the Montgomery County Continuum of Care's efforts to provide emergency shelter, transitional housing, and permanent supportive housing in non-impacted areas outside the Municipality of Norristown.
6.	Goal Name	HO-2 Operation/Support
	Goal Description	Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless in non-impacted areas of the County, outside the Municipality of Norristown.
7.	Goal Name	SN-1 Housing
	Goal Description	Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.

8.	Goal Name	CD-1 Community Facilities
	Goal Description	Improve the Municipality's public and community facilities and infrastructure.
9.	Goal Name	CD-2 Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction.
10.	Goal Name	CD-3 Public Services
	Goal Description	Improve and increase public safety, municipal services, and public service programs throughout the Municipality.
11.	Goal Name	CD-4 Code Enforcement
	Goal Description	Undertake code enforcement activities to ensure compliance with local codes and ordinances.
12.	Goal Name	CD-5 Public Safety
	Goal Description	Improve public safety facilities, equipment, and ability to respond to emergency situations.
13.	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services.
14.	Goal Name	ED-2 Financial Assistance
	Goal Description	Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
15.	Goal Name	ED-3 Redevelopment Program
	Goal Description	Plan and promote the development and redevelopment of the downtown business district.

16.	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Municipality of Norristown will provide affordable housing for the following over the next five years of the Consolidated Plan:

Extremely Low Income:

- 10 households

Low Income:

- 30 households

Moderate Income:

- 45 households

Total Low/Mod Households:

- 85 households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Montgomery County Housing Authority does not have any public housing units located in the municipal limits, nor does it have a Section 504 Voluntary Compliance Agreement with HUD-FHEO. Not Applicable.

Activities to Increase Resident Involvements

There are no public housing communities in Norristown, and there are no Housing Choice Voucher holders included in the Resident Advisory Board. The Housing Authority, however, included the following accomplishments of the Housing Choice Voucher Program in its Five Year and Annual Action Plan:

- Deconcentration of poverty
- SEMAP High Performance Ratings
- Vigorous administration of our two homeownership programs (Public Housing 5h Homeownership Program and HCVP Homeownership Program Option)
- Vigorous promotion of the HCVP Family Self Sufficiency Program
- Coordination of Social Services for HCVP and other programs by partnering with local Social Service agencies to optimize delivery of rental assistance coupled with Social Service assistance for families that need this support
- Fully renting out our Housing Resource Center space which now houses the MCHA, the County Redevelopment Authority and the Pennsylvania Housing Finance Agency
- Instituting contracted inspection services for the HCVP which is cost effective and administratively less burdensome and consistently maintaining HUD's required 95% PIC reporting rate.

The Family Self-Sufficiency is a comprehensive program that is designed to assist families in becoming economically independent through coordinated services in education, job training, job placement, and adult basic skills development. These services can include, but are not limited to: GED, ABE, Vocational Training, College, Life Skills Training, Support Groups and Case Management, and Counseling.

The Benefits to HCV holders can include:

- Completion of educational goals
- Learning new job skills
- Obtaining a well-paid position
- A better standard of living
- Financial and social independence
- Possible home ownership

Eligibility requirements for the HCVP Homeownership Program Option include:

- live in Montgomery County with HUD Housing Choice Voucher assistance
- be a first-time homebuyer, a displaced home owner, or not have owned a home during the last 3 years
- be employed full-time continuously for the last year (elderly & disabled do not have this employment requirement)
- have a yearly household income of at least \$14,500
- attend homeownership counseling before & after purchasing the home
- have the property inspected by an independent, professional building inspector selected and paid for by the family
- be able to obtain mortgage financing and
- meet other program guidelines

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

The Montgomery County Housing Authority is not "troubled" under 24 CFR, Part 902. Not Applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Municipality of Norristown prepared and adopted an Analysis of Impediments to Fair Housing Choice in 2013. Several impediments were identified and one in particular dealt with public policies. "Impediment 5: Need to Address Public Policies and Regulations" stated that the Municipal Zoning Ordinance was outdated and needed to be revised. Norristown reviewed and revised its zoning ordinance to bring it into compliance with the Fair Housing Act. Several key sections were completed and the final revised document was made available for public comment in 2013.

The Municipal Zoning Ordinance was revised accordingly:

- **5-A:** The municipality in its review and revisions to the Zoning Ordinance changed the definition of the word "Family" to permit six (6) or less disabled persons to live together and be considered as a single family unit. Other definitions were added to the Zoning Ordinance, including: "Accessibility", "Americans with Disability Act (ADA)", "Disability (Disabled or Handicapped Person)", "Fair Housing Act", "Handicap", "Section 504 Rehabilitation Act", and "Visitability".
- **5-B:** The municipality expanded locations where group homes are permitted. Previously, group homes were only permitted in the "TR – Town Residential District".
- **5-C:** The specific use regulations found in §320-135 of the Zoning Ordinance were revised and reworded, since establishing minimum distance requirements between group homes is in violation of the Fair Housing Act.
- **5-D:** The recently enacted Ordinance No. 12-03 of 2012 which amended the Rental Property Law of Norristown was controversial. The municipality has since repealed that Ordinance.

The Municipality has continued to address the elimination of barriers to affordable housing through the funding of fair housing activities. Services rendered by the Fair Housing Rights Center included outreach, counseling, information programs, and enforcement and testing to safeguard nondiscrimination of protected classes.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Norristown is aware of its responsibility to affirmatively further fair housing. The Municipality has continued to address the elimination of barriers to affordable housing through the funding of fair housing activities. Services rendered by the Fair Housing Rights Center included outreach, counseling, information programs, and enforcement and testing to safeguard nondiscrimination of protected classes.

- The Education, Outreach, and Development Coordinator (EODC) offers in-depth counseling (also known as education) to callers and walk-in clients on all unlawful housing discrimination matters.

- Fair Housing/Fair Lending training will be available for housing providers, housing consumers, government and social service agencies, community and educational groups, and the public at large.
- FHRC recommends that the Municipality of Norristown considers appointing professionals to a Housing Task Force or Housing Work Group dedicated to analyzing and immediately resolving diverse housing issues that routinely frustrate tenants, municipal workers, and social service providers.
- FHRC employs volunteers who have provided assistance with enforcement, testing, outreach, and administrative support. For the sake of this grant opportunity, FHRC is prepared to offer training and volunteer opportunities to qualified persons who can pass in-depth background checks since FHRC's staff is exposed to highly confidential personal and legal information.
- In 2011-2014, FHRC's EODC developed 91 HomeSeekers Lists that went to Norristown residents. FHRC will continue to collaborate and attend meetings with the following entities: Montgomery County Partners for Homeownership; Interagency Council of Norristown; Advocacy Group on Hunger and Nutrition in Norristown; Montgomery County Partners for Home Ownership, and Montgomery County's Your Way Home.
- In 2013, FHRC conducted a total of 12 tests in the Municipality of Norristown. FHRC designed three complaint-based tests for each of the following bases: disability, familial status, and race. It also conducted nine audit-based tests to glean into practices of realtors throughout Norristown. FHRC did and continues to file meritorious fair housing complaints against housing providers that violate federal and state fair housing laws.

SP-60 Homelessness Strategy – 91.215(d)

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

Norristown will support efforts of social service agencies, housing providers, and other organizations that provide services and assistance to individuals and families who are at imminent risk of becoming homeless.

Norristown is a participant in the development of the Montgomery County's Ten Year Plan to End Homelessness. Norristown supports all of the actions to implement this strategy, specifically actions related to establishing permanent housing for the homeless and deconcentration of services outside of Norristown.

Montgomery County has a Coordinated Assessment system that starts with the Your Way Home Call Center, a toll-free hotline. The Call Center does initial screening with a HUD approved Assessment Tool, and then refers to one of the County's three (3) Housing Resource Centers (HRC's). Carson Valley Children's Aid (CVCA) is the HRC for Norristown. HRCs serve as central locations for coordinated housing crisis response for families and individuals in each major region of MontCo. HRC staff conducts a more comprehensive assessment using the Service Prioritization and Decision Assistance Tool (SPDAT) that also includes questions from the 100,000 Homes Vulnerability Index. HRC Housing Stability Coaches use progressive engagement strategies, a nationally recognized best practice that provides customized levels of assistance, preserving the most expensive interventions for those with the most severe barriers to housing success. HRC's connect the most vulnerable residents, (persons with HIV/AIDS, mental, physical, or developmental disabilities, or substance use disorders) to specialty providers skilled in helping them secure and maintain permanent supportive housing.

Addressing the emergency and transitional housing needs of homeless persons

Many of the shelters provide case management services to assist homeless persons, including chronically homeless individuals and families, to make the transition to permanent housing. During their shelter stay, counseling is provided to the heads of the households to improve their incomes, either through employment or referrals to state and federal agencies to supplement their income and/or to address their disabilities. They are referred to programs such as Medicaid, food stamps, veterans' health benefits, disability, social security, etc. Case management staff refer the disabled, homeless individuals and families to permanent supportive housing programs. Veterans are referred to the VA Center in the County, veterans' housing choices, and the VASH supportive housing vouchers. Shelter care case management staff assists clients in locating suitable housing that they can continue to live in upon discharge. The CoC has a long standing partnership with the Montgomery County Housing Authority (MCHA) in the spirit of preventing and ending homelessness. The Director of MCHA is a member of the Leadership Team of Your Way Home and the CoC Review & Ranking Committee. MCHA administers Vesta, Behavioral Health and Development Disabilities Department's Shelter Plus Care Project, and the Family Unification Program

vouchers, as well as four (4) other HOME funded tenant-based rental assistance (TBRA) programs for which homeless and those at risk of homelessness are eligible - Valley Youth House's TBRA for Youth, Family Services' TBRA for people with HIV/AIDS, Hedwig House's TBRA for people with behavior health disabilities, and Inter-Faith Housing Alliance's TBRA for homeless families. The CoC is working with the MCHA to develop a Housing Choice Voucher preference for homeless individuals leaving transitional housing programs. Although this has been stalled due to Federal cuts in the Housing Choice Voucher program, MCHA has agreed to consider adopting such a preference prior to re-opening its waiting list.

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.

Norristown will aid in the efforts of area organizations which provide supportive services and transitional and supportive permanent housing options to persons with mental illness, drug and alcohol addiction, and HIV/AIDS. The municipality will issue certificates of consistency for any projects supportive service for persons suffering from mental illness, especially as they pertain to de-concentration outside of Norristown

The CoC's Ten Year Plan lists the following Local Action Steps to attain HUD's National Objective of ending chronic Homelessness and moving families and individuals into permanent housing:

Increase the percentage of homeless persons moving from transitional to permanent housing to at least 63.5%

Action Step 1: Work with the Montgomery County Housing Authority to establish preference in public housing and Housing Choice Voucher Program for homeless households leaving transitional housing

Action Step 2: Establish County policies to prioritize use of County dollars for permanent housing affordable to families and individuals moving from transitional housing

Action Step 3: Identify reasons for non-participation by private landlords in rental assistance programs and explore and implement new landlord initiatives that will increase housing available to homeless families and individuals

Increase percentage of homeless persons staying in Public Housing over 6 months to at least 71.55

Action Step 1: Develop a Housing Tool Kit for use by case managers and other service providers to assist homeless to obtain and maintain housing

Action Step 2: Develop and conduct training on tenant/landlord rights and responsibilities

Action Step 3: Develop a Peer Housing Support Program

Increase the percentage of homeless persons employed at exit to at least 19%

Action Step 1: Work with the County Department of Economic Development and Workforce Investment Board to target homeless persons and to address specific impediments to their participation in employment programs

Action Step 2: Advocate with public welfare staff to maximize mainstream benefits for the homeless, including increasing awareness of how to assist food stamp recipients to utilize federal match for employment and training

Action Step 3: Continue to increase access to education through the Power Program, a program for people with serious mental illness and co-occurring disorders

Decreasing the number of homeless households with children

Action Step 1: Develop pilot project with centralized intake for families and take other steps to move Montgomery County agencies addressing homeless families to the Rapid Re-housing Model

Action Step 2: Since close to 70% of homeless families are in transitional housing, work with the Montgomery County Public Housing Authority to establish preference in public housing and Housing Choice Voucher program for homeless households leaving transitional housing

Action Step 3: Examine and Strengthen policies to better utilize and coordinate state Housing Assistance Program (HAP) resources with McKinney and other programs serving homeless families

Create new Public Housing beds for chronically homeless persons

Action Step 1: Target 20 slots in new county mental health housing plan funded with Health Choices Reinvestment dollars for the chronically homeless

Action Step 2: Adopt a policy to give priority to the chronically homeless in the County-funded Tenant Based Rental Assistance Voucher program

Action Step 3: Designate Horizon House's 2007 3-bedroom Shelter Plus Care program for Chronically homeless individuals

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Foster Care Discharge Policy

As described in the 2008 Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington Region of Montgomery County, work is continuing for discharge protocol for youth exiting the foster care system. In the meantime, the Office of Children and Youth (OCY) works with youth to ensure that appropriate housing is in place prior to their exit from the system. Independent living services are provided to those aged 16 to 21 who reside in out-of-home placement facilities. Aftercare services are also provided to promote self-sufficiency through support in employment, education, life skills, preventive services, and housing. Seventeen-year-old youths are not eligible for the county's Emergency Tenant Based Rental Program. OCY also supports the Valley Youth House TBRA program for Young Adults coming out of foster care. This was developed through collaboration with county agencies and the housing authority. In addition, the Commonwealth of Pennsylvania is also working to develop a protocol for foster discharge. If passed, it would provide for the disposition of dependent children. This includes the development of a written plan that identifies appropriate services and supports for the child's transition from the child welfare system and requires a description of the child's suitable housing plan.

Health Care Discharge

As described in the 2008 Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, hospitals in Pennsylvania must have written discharge policies for appropriate referral and transfer plans that comply with requirements of the Federal Conditions for Participation in Medicare and Medicaid Services and the Pennsylvania Code (028 Section 105.21 to 105.25). Ensuring compliance with these regulations is the responsibility of the PA department of Health, Division of Acute and Ambulatory Care.

Mental Health Discharge

As described in the 2008 Continuum of Care Discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has a Formal Policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehabilitation services are in place at the County level. In Montgomery County, there is a letter of Agreement between Norristown State Hospital (NSH) and the County Office of Mental Health/Mental Retardation/Drug and Alcohol/Behavioral Health related to the continuity of care for individuals who leave the hospital. OMH has developed a Continuity of Care Manual that serves as a guide to the roles of NSH team members responsible for discharge planning. OMH has a dedicated staff person on the grounds

of the state hospital. Hospital staff sends the County staff an Active Discharge Candidate Notice informing him of all pending discharges so that he can assist in the assessment and planning, especially for those who may be difficult to place or require extra supports. In addition, to ensure that the person being discharged has adequate housing, the staff coordinator makes sure that he/she is linked to the county mental health system before discharge so that there is no hiatus in medication or mental health services.

Correctional Institution Discharge

As described in the 2008 Continuum of Care discharge Planning Protocols Narrative for the Lower Merion/Norristown/Abington region of Montgomery County, the Commonwealth of PA has two ways of ensuring that individuals released from State Correctional Institutions do not become homeless. First, the PA Department of Corrections issued a policy statement on Inmate Re-entry and Transition on January 5, 2006. It requires that the Continuity of Care planners in each institution make every effort to assure a viable home plan and follow-up services for all who will be released at the maximum term of their sentence. This policy includes providing each inmate with written information on housing, ID, and other personal documents. Of particular relevance are sections I-VII, a(1); 2(d), H1-5 and 3A 1-5. Second, the PA Board of Probation and Parole has a formal policy that no individual may be released on parole without an approved Home Plan. Reference to this policy is found in Chapter 623 of the PA Code, Conditions Governing Parole. Section 63.4(2) specifically relates to housing.

On the County level, the Montgomery County Correctional Facility (MCCF) will not discharge an individual on parole without a verified address. The County Office of Mental Health has developed protocols for linkage, ongoing treatment services, and the identification of a housing plan for persons who have been identified as having a serious mental illness who are leaving state prisons, those being discharged from MCCF, and residents of the county being discharged from the County prisons in the region.

SP-65 Lead based paint Hazards – 91.215(i)**Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead abatement activities in Norristown are managed by that Montgomery Department of Health Services, which performs blood lead-level tests on children and other at-risk persons. Lead poisoning is a common childhood condition, but it is also totally preventable by reducing and eliminating the lead source within a child's environment. Lead testing is available at the Norristown Health Center for Montgomery County children up until their 7th birthday. Case management services are provided to all Montgomery county residents who have a child that has been identified as having an elevated blood lead level. Case management services involve education and home visits by an environmental health specialist and a public health nurse. They work together to assist parents and homeowners in reducing and/or eliminating the source of lead exposure to the child. In 2013, there were 37 reported cases of children with elevated lead levels (found in 2013 Lead Surveillance Annual Report; lead levels of 10 mcg/dL or greater), in Norristown. In 2013, the Montgomery County Department of Health reported 35 cases of children in Norristown with elevated lead levels, exceeding 10mcg/dL out of 65 total reported cases within the county.

Norristown will continue to coordinate with the County Department's lead abatement activities. Additionally, the Municipality will also continue to comply with the lead abatement requirements of its housing programs including the first-time homebuyer program and the acquisition/rehabilitation resale program. In compliance with the CDBG regulations, the Municipality performs a risk assessment on all the housing rehabilitation projects to identify any lead paint hazards. Measures are in place address these hazards during rehabilitation. A Lead-Certified Inspector performs a clearance test prior to the closeout of the project for the Housing Rehabilitation Program. Additionally, Municipality staff members are trained in visual assessment certifications and perform visual tests for the First Time Homebuyers Program. In 2012, 100% of the properties that received CDBG funding had lead hazards. In 2013, 80% had lead hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Municipality of Norristown has the highest rate of incidents of lead based paint poisoning in Montgomery County. This high frequency of lead based paint hazards, as compared to Montgomery County as a whole, is largely due to the older housing stock in the municipality, conditions of housing, and insufficient funds by property owners to abate the lead based paint. These hazards disproportionately affect the lower income residents of Norristown.

How are the actions listed above integrated into housing policies and procedures?

Actions to reduce the exposure of lead based paint and the incident of poisoning, are incorporated into the Housing Rehabilitation Program that the Municipality operates, along with the homebuyer program. The Municipality of Norristown is in compliance with HUD's Lead Based Paint Reduction Program and Guidelines.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living, and employment. As a single unit of government, the Municipality of Norristown has only limited influence on the overall factors that cause poverty. However, the Municipality has chosen to maximize its resources to provide quality services to low income residents to help them improve their incomes.

The percentage of Norristown people living in poverty decreased between 2000 and 2011, according to Census and American Community Survey (ACS) data, although the number of individuals living in poverty increased. In 2000 there were 5,238 individuals living below the poverty line in Norristown, which was 17.2% of the population for which poverty status had been determined. By 2011, that group had increased to 5,584 persons, which represented 16.4% of the population. Notably, the decrease in the percentage of persons living in poverty occurred with an increase in overall population. There was an overall increase in families living in poverty, from 13.5% in 2000 to 14.4% in 2011, however, a significant decrease in Female-headed households with children under 18 years living in poverty, from 35.2% in 2000, to 28.8% in 2011.

The Municipality can positively influence the likelihood of poverty –stricken residents moving up and out of poverty. Norristown can continue to reduce the number of residents living in poverty by minimizing threats to individual and family financial stability and by extending services that will provide assistance for those in need. Ultimately, Federal and state policies on welfare, health care, and the minimum wage are also crucial factors in the effort to address and reduce poverty. The Municipality will continue to support organizations that provide supportive services, to encourage local economic development, and to preserve and improve affordable housing options as part of its strategy to prevent and alleviate poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Municipality's funded programs are all geared to directly or indirectly assist families in poverty. Examples of some of these programs/projects include the following:

- **Housing Rehabilitation** - Eighty percent (80%) of recipients of this activity are senior citizens, those on fixed incomes and very low incomes who are unable to repair their deteriorated properties. Assistance in the form of rehabilitation of their properties, bringing them up to code, invariably ensures stabilization leading to increased property and resale values after the repayment period.
- **Non-profits** - Non-profits have continued to be the backbone of those in poverty, and by funding improvements to their facilities, services like job training, GED classes, ESL classes and other forms

of technical assistance, those in poverty that access these facilities are empowered and given the opportunity to move on to a higher status. Some of the non-profits funded in the past include: ACLAMO, a local non-profit which serves the Hispanic/Latino population in Norristown and Montgomery County; Montgomery County Cultural Center, a local community group that works with local youth in after-school arts and theater related activities. The Opportunities Industrialization Center provides services that include a day care facility, GED, and ESL (English as a Second Language) programs.

- **Small Business Assistance** - The Municipality will continue to provide technical assistance through the Small Business Assistance Center: on starting your own business, sources of capital, resource materials, and any other support necessary to empower those who are willing and able. The Municipality continued to partner with The Enterprise Center in assisting small business entrepreneurs, and during Program Year 2013, assisted twenty-six (26) businesses while creating a minimum of six (6) new jobs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Municipality of Norristown conducts monitoring reviews to determine whether its programs are being carried out in accordance with its Consolidated Plan in the following manner. The reviews are completed by the Department of Planning and Municipal Development. This department is responsible for the administration of grant funds. The housing activities are carried out by an in-house consultant, making it easy to monitor progress and long-term compliance with program requirements.

Monitoring of Housing Programs

- The Department will continue to require and conduct a review of monthly reports submitted by the housing program consultant.
- The Department will review and approve bills before payment on an ongoing basis.
- The Department will meet and discuss figures and goals of the program with the consultant on an ongoing basis.
- The Department will conduct an annual assessment of the program's progress.

Monitoring of Community Development Programs

- The Department will review and approve bills before payment on an ongoing basis.
- The Department will meet and discuss figures and goals of the programs with other Department Heads and Administration.
- The Department will conduct an annual assessment of the programs' progress.

The department will also conduct annual reviews of the following programs administered by other agencies: Montgomery County MH/MR and Aging and Adult Services, Montgomery County Community Action Development Commission (CADCOM), and Montgomery County Housing Authority Section 8 Certificate, Housing Choice Voucher, and Public Housing program. Norristown will also continue to monitor the work of the Montgomery County Housing Authority.

Expected Resources

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

Introduction

The Municipality of Norristown is receiving \$812,640 in FY 2015 CDBG funds. Over the Five Year Period the Municipality projects that it will receive, based on a 5% decrease in funds each year:

- FY 2015 - \$812,640
- FY 2016 - \$772,008
- FY 2017 - \$733,407
- FY 2018 - \$696,736
- FY 2019 - \$661,899
- **Total - \$3,676,690**

The program year goes from March 1, 2015 through February 28, 2016. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	812,640	0	0	812,640	Expected Amount Available Remainder of Con Plan \$ 2,864,050	Five Years of funding at a reduction level each year of 5%.

Table 54 - 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

The following Federal, State and Local funds will be leveraged:

State HOME funds - The Municipality has been fortunate in obtaining State HOME funds for its Housing Rehabilitation Loan Program. It leverages the CDBG funds for the State HOME funds. There is no match requirement for the CDBG funds. Funds from the Pennsylvania Department of Community and Economic Development (DCED) allow a community housing development organization (CHDO) to carry out housing rehabilitation for the creation of decent and affordable housing.

Low Income Housing Tax Credit - The Tax Credit Program does not provide loans or grants but rather a tax incentive to owners of affordable rental housing. The incentive is an annual tax credit (a dollar for dollar reduction in the tax payer's federal taxes) earned in the initial ten years following when the units are placed in service assuming program requirements are met. A developer markets or "syndicates" the credits allocated to the development to investors whose contributions are used as equity in the development's financing plan. The Pennsylvania Housing Finance Agency (PHFA) has been designated as the allocating agency in PA.

PA Department of Conservation and Natural Resources (DCNR) - Utilizing approximately \$1,345,353.00 of the \$1.8 million which was allocated to the Municipality by the Montgomery County Open Space Board, the Municipality is anticipating a major overhaul of all their parks in the near future. Funds will be matched using DCNR and CDBG funds for this purpose. Improvements will be focused on the following parks: Simmons Park, Skag Cottman Park, Bartasch Park, Engro/Blue Mill Field, Atkinson Field, Albert P. Parker/Cherry Street Park, Elmwood Park, and Thomas Barone Park.

Affordable Housing Trust Fund (AHTF) - In addition to funding the First-Time Homebuyers Program through CDBG, the Municipality will continue to seek funds from other sources that include the DCED HOME program and the Montgomery County Affordable Housing Trust Fund. Montgomery County has allocated \$2 million of County Housing Trust Fund dollars to be used for Rapid Re-Housing for families through the Housing Resource Centers, estimated to serve over 200 families per year for the years 2014-2015.

PennDOT Liquid Fuels - Funds have been awarded through the Montgomery County Commissioners for the Lafayette Street Extension Project.

Department of Justice Grants - During Program Year 2013, the Municipality of Norristown, in conjunction with the Borough of Pottstown, was awarded a Justice Assistance Grant (JAG) through the US Department of Justice in the amount of \$54,137. To date \$27,805.00 of the Norristown allocation has been expended.

DCED New Communities - Helped support the DeKalb Street Streetscape Project along with CDBG funds.

Montgomery County Community Revitalization Grant - Helped support the DeKalb Street Streetscape Project along with CDBG funds.

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

Not applicable.

Discussion

The Municipality has limited CDBG funds, which are being reduced each year by the Federal Government. The Municipality is fortunate in that it is able to leverage other funds for its housing, community development, and economic development needs.

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.	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	Municipality Wide	Housing Priority	CDBG: \$206,112	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2.	HS-3 Fair Housing	2015	2019	Affordable Housing Fair Housing	Municipality Wide	Housing Priority	CDBG: \$35,000	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
3.	CD-1 Community Facilities	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$110,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5995 Persons Assisted
4.	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$170,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit Other: 1 Other
5.	CD-5 Public Safety	2015	2019	Non-Housing Community Development	Municipality Wide	Community Development Priority	CDBG: \$60,000	Other: 1 Other
6.	ED-1 Employment	2015	2019	Non-Housing Community Development	Municipality Wide	Economic Development Priority	CDBG: \$45,000	Jobs created/retained: 5 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7.	ED-2 Financial Assistance	2015	2019	Non-Housing Community Development	Municipality Wide	Economic Development Priority	CDBG: \$24,000	Businesses assisted: 5 Businesses Assisted
8.	AM-1 Overall Coordination	2015	2019	Non-Housing Community Development	Municipality Wide	Administration, Planning, and Management Priority	CDBG: \$162,528	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1.	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to homeowners to rehabilitate their homes.
2.	Goal Name	HS-3 Fair Housing
	Goal Description	Promote fair housing choice through education and outreach in the Municipality.
3.	Goal Name	CD-1 Community Facilities
	Goal Description	Improve the Municipality's public and community facilities and infrastructure.
4.	Goal Name	CD-4 Code Enforcement
	Goal Description	Undertake code enforcement activities to ensure compliance with local codes and ordinances.

5.	Goal Name	CD-5 Public Safety
	Goal Description	Improve public safety facilities, equipment, and ability to respond to emergency situations.
6.	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services.
7.	Goal Name	ED-2 Financial Assistance
	Goal Description	Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
8.	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Municipality of Norristown proposes to undertake the following activities with the FY 2015 CDBG funds:

Projects

#	Project Name
1.	Owner Occupied Housing Rehabilitation
2.	Housing Rehab Technical Support
3.	Code Enforcement
4.	Fair Housing
5.	Severe Service Fire Engine
6.	Small Business Activities
7.	Program Administration
8.	Section 108 Loan Interest Payment
9.	Simmons Park Improvement Project
10.	Code Enforcement Camera Installation
11.	Riverfront Park Improvement Project

Table 56 – Project Information

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

The Municipality of Norristown will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the Municipality's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used during the FY 2015-2019 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot

basis or area basis.

- The housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the Municipality.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

AP-38 Project Summary

Project Summary Information

1.	Project Name	Owner Occupied Housing Rehabilitation
	Target Area	Municipality Wide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$171,112
	Description	Program facilitates the rehabilitation of owner-occupied housing units, allowing homeowners to remain in their homes, prevention blighting elements.
	Target Date	2/29/2016
	Estimate the number and type of families that will benefit from the proposed activities	Seven (7) low-income households.
	Location Description	Municipality Wide.
	Planned Activities	LMH Benefit; Matrix code: 14A - Rehab: Single-Unit Residential
2.	Project Name	Housing Rehab Technical Support
	Target Area	Municipality Wide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$35,000

3.		Description	This activity allows administration of the Owner Occupied Housing Rehabilitation program. Support includes income verification, technical specification write-ups, bidding, construction management, reports, and grant applications.
Target Date		2/28/2016	
Estimate the number and type of families that will benefit from the proposed activities		Seven (7) low-income households.	
Location Description		Municipality Wide.	
Planned Activities		LMH Benefit; Matrix Code: 14H - Rehabilitation Administration	
Project Name		Code Enforcement	
Target Area		Municipality Wide	
Goals Supported		CD-4 Code Enforcement	
Needs Addressed		Community Development Priority	
Funding		CDBG: \$160,000	
Description		The activity allows the inspection of properties in concentrated target areas to bring them to code and prevent the decline of deteriorated areas.	
Target Date		2/28/2016	
Estimate the number and type of families that will benefit from the proposed activities		100 Housing Inspections a year, with a service area of approximately 5,000 people.	

	Location Description	Targeted areas include the following areas: Areas enclosed within the region marked by the Schuylkill River acting as the southern border, Selma Street acting as the Western border, all the way out to the eastern border of the Municipality. Starting at the Schuylkill river on the south, to Selma St. on the west, with West Main St. being the northern boundary, extending east along West Main St. to Barbadoes St., From Barbadoes St. north to Elm St. then continuing east on Elm St., to Arch Street. South on Arch to Moore St. East Moore St. is the northern border until it meets the 3-point intersection connecting Moore St., Airy St., and Sandy St. Continue east on Sandy St., which becomes the new northern border until the Municipal line.
Planned Activities	LMA Benefit; Matrix Code: 15 - Code Enforcement	
4.	Project Name	Fair Housing
	Target Area	Municipality Wide
	Goals Supported	HS-3 Fair Housing
	Needs Addressed	Housing Priority
	Funding	CDBG: \$35,000
	Description	State and Entitlement recipients are required to sign a certification to affirmatively further fair housing. As part of the jurisdiction's Consolidated Plan, these recipients are required to undertake fair housing planning. Fair Housing Planning consists of the following: (1) an Analysis of Impediments (AI) to Fair Housing Choice; (2) actions to cover the effects of the identified impediments; and (3) maintenance of records to support the affirmatively furthering fair housing certification.
	Target Date	2/28/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 people.
	Location Description	Municipality Wide.
	Planned Activities	LMA Benefit; Matrix Code: 21D - Fair Housing Activities

5.	Project Name	Severe Service Fire Engine
	Target Area	Municipality Wide
	Goals Supported	CD-5 Public Safety
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$60,000
	Description	Purchase of a firefighting engine truck for the Norristown Fire Department.
	Target Date	2/28/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility and 20,070 low-income households.
Location Description	Fire Station Location: 637 Dekalb Street, Norristown, PA 19401 Services Area is Municipality Wide.	
Planned Activities	LMA Benefit; Matrix Code: 030 Fire Stations/Equipment	
6.	Project Name	Small Business Activities
	Target Area	Municipality Wide
	Goals Supported	ED-1 Employment
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$45,000
	Description	Continuation of activity to aid entrepreneurs and small businesses with technical assistance, aiding with job creation in the Municipality.
	Target Date	2/28/2016

	Estimate the number and type of families that will benefit from the proposed activities	5 low/mod jobs.
	Location Description	Municipality Wide.
	Planned Activities	LMJ Benefit; Matrix Code: 18B - ED Technical Assistance.
7.	Project Name	Program Administration
	Target Area	Municipality Wide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$162,528
	Description	This activity pays for program administrative expenses including reimbursement of payroll expenses of dedicated program staff.
	Target Date	2/28/2016
	Estimate the number and type of families that will benefit from the proposed activities	32,870 people.
	Location Description	Office Location: 235 East Airy Street, Norristown, PA 19401-5003 Services Area is Municipality Wide.
	Planned Activities	LMA Benefit; Matrix Code: 21A - General Program Administration.
8.	Project Name	Section 108 Loan Interest Payment
	Target Area	Municipality Wide
	Goals Supported	ED-2 Financial Assistance

Needs Addressed	Economic Development Priority
Funding	CDBG: \$24,000
Description	This activity allows for the payment of Section 108 loan interest.
Target Date	2/28/2016
Estimate the number and type of families that will benefit from the proposed activities	1 Business.
Location Description	Logan Square Shopping Center, Markley Street, Norristown, PA 19401
Planned Activities	LMJ Benefit; Matrix Code - 19F - Planned Repayment of Section 108 Loan Principal
Project Name	Simmons Park Improvement Project
Target Area	Municipality Wide
Goals Supported	CD-1 Community Facilities
Needs Addressed	Community Development Priority
Funding	CDBG: \$80,000
Description	The phase of construction is to include improvements to the multi-purpose field, reconstruction of the entrance plaza, connecting the basketball courts with a paved surface, and installation of lighting, all to complete publicly approved master plan.
Target Date	2/28/2016
Estimate the number and type of families that will benefit from the proposed activities	3,990 people.

9.

	Location Description	Intersection of Arch Street and Oak Street; C.T. 203500. Service area includes CT: 203500, BG 3; CT: 203500, BG 4; CT: 203601, BG 1; CT: 230901, BG 1; and CT: 230901, BG 2.
	Planned Activities	LMA Benefit; Matrix Code: 03F - Parks, Recreational Facilities
10.	Project Name	Code Enforcement Camera Installation
	Target Area	Municipality Wide
	Goals Supported	CD-4 Code Enforcement
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$10,000
	Description	The proposal includes the purchase of a portable crime deterrent system to aid Code Enforcement efforts to thwart illegal dumping throughout the Municipality.
	Target Date	2/28/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	Targeted areas include the following areas: Areas enclosed within the region marked by the Schuylkill River acting as the southern border, Selma Street acting as the Western border, all the way out to the eastern border of the Municipality. Starting at the Schuylkill river on the south, to Selma St. on the west, with West Main St. being the northern boundary, extending east along West Main St., to Barbadoes St.; From Barbadoes St. north to Elm St. then continuing east on Elm St., to Arch Street. South on Arch to Moore St. East Moore St. is the northern border until it meets the 3-point intersection connecting Moore St., Airy St., and Sandy St. Continue east on Sandy St., which becomes the new northern border until the Municipal line.
	Planned Activities	LMA Benefit; Matrix Code: 15 - Code Enforcement

11.	Project Name	Riverfront Park Improvement Project
	Target Area	Municipality Wide
	Goals Supported	CD-1 Community Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$30,000
	Description	The proposal/request to install the floating dock at the park implements one element of the approved Riverfront Park Master Plan.
	Target Date	2/28/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility; 2,005 people (Low/Mod population for C.T. 203804)
	Location Description	C.T. 203804
	Planned Activities	LMA Benefit; Matrix Code: 03F - Parks, Recreational Facilities

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

The following information provides a profile of the population age, and racial/ethnic composition of the Municipality of Norristown. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://factfinder.census.gov>. The 2009-2013 American Community Survey 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the Municipality of Norristown. The 5-year estimates are the most recent data available for the Municipality. The 2010 U.S. Census data is included where possible.

Population:

The following illustrates the population trends for the Municipality of Norristown:

- The 2010 Census reports a population of 34,324 people, or an increase of 3,042 people since the 2000 Census.
- In 2010, the Municipality's male population was 17,106, or 49.8% of the total population and the Municipality's female population was 17,218, or 50.2% of the population.

Age:

The following illustrates the age of the population in the Municipality of Norristown at the time of the 2010 U.S. Census.

- Median age in the Municipality of Norristown was 31.2 years, compared to 40.6 years in Montgomery County and 40.1 years for Pennsylvania.
- Youth under the age of 18 accounted for 26.2% of the Municipality's population.
- Seniors age 65 or over make up 9.1% of the Municipality's population. This is below the County's percentage of 15.1% of the population and the state's percentage of 15.4% of the population.

Race/Ethnicity:

Racial/ethnic composition of the Municipality of Norristown from the 2010 U.S. Census:

- 40.9% are White
- 35.9% are Black or African American
- 28.3% are Hispanic or Latino

Income Profile:

The Median Family Household Income for a family of four is \$81,100 in the Philadelphia-Camden-

Wilmington, PA-NJ-DE-MD MSA according to HUD’s FY 2015 Income Limits. The following is a summary of income statistics for the Municipality of Norristown:

- According to the 2007-2011 American Community Survey, median household income in the Municipality of Norristown was \$43,309 which was lower than Montgomery County (\$78,446) and the Commonwealth of Pennsylvania (\$51,651).
- 22.8% of households with earnings received Social Security income.
- 4.2% received public assistance.
- 11.4% received retirement income.
- 22.5% of female-headed households were living in poverty.
- 23.6% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Municipality of Norristown is a measurement of the area’s needs. Norristown has an overall low- and moderate-income percentage of 61.06%.

Economic Profile:

The following illustrates the economic profile for the Municipality of Norristown as of the 2007-2011 American Community Survey:

- 24.5% of the employed civilian population had occupations classified as management, professional, or related.
- 24.2% of the employed civilian population had occupations classified as sales and office.
- 27.7% were in the service sector.
- The education, health, and social service industry represented 20.4% of those employed.
- 88.6% of workers were considered in private wage and salary workers class.
- 3.9% of workers were considered in the self-employed workers in own not incorporated business.

According to the U.S. Labor Department, the preliminary unemployment rate for Montgomery County in February 2015 was 4.4%, compared 5.7% for the Commonwealth of Pennsylvania, and a national unemployment rate of 5.5%.

Geographic Distribution

Target Area	Percentage of Funds
Municipality Wide	100%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Municipality of Norristown will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the Municipality's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used during the FY 2015-2019 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- The housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the Municipality.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

Discussion

Not Applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Municipality of Norristown will utilize its CDBG funds to rehabilitate owner occupied housing. The one year goals for affordable housing in the Municipality of Norristown for FY 2015 are the following:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total:	7

Table 58 - 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	7
Acquisition of Existing Units	0
Total:	7

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Municipality of Norristown will fund the following projects with its FY 2015 CDBG funds:

- CD-15-01 Owner Occupied Housing Rehabilitation** – Program facilitates the rehabilitation of owner-occupied housing units, allowing homeowners to remain in their homes, prevention blighting elements. Proposed accomplishment is seven (7) low-income households.

AP-60 Public Housing – 91.220(h)**Introduction**

There are no public housing communities located in Norristown. All of the Montgomery County Housing Authority's Public Housing Communities are located outside Norristown in Montgomery County.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

Discussion

Although there are no public housing communities in Norristown, there are 2,814 Housing Choice Vouchers within the Municipal limits. Voucher holders can use their voucher towards a mortgage if they choose to buy a home rather than rent.

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

Introduction

In light of the limited amount of CDBG funds available to the Municipality of Norristown, homeless needs and homeless prevention are addressed through other revenue sources. Norristown will support efforts of human service agencies, social service providers, and other organizations that provide services and assistance to individuals and families who are at imminent risk of becoming homeless, in as far permanent housing is concerned, and in any efforts concerning deconcentration of these services from Norristown, to through-out the County. The Municipality of Norristown does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs.

However, there are several non-profit homeless service providers in Norristown that receive funds through the U.S. Department of Health and Human Services, McKinney-Vento Homeless Assistance Act funds and other sources. These funds are used to operate other emergency shelters, transitional housing facilities, and permanent supportive housing facilities throughout the Municipality of Norristown and Montgomery County. These funds are also used to provide supportive services such as case management services, counseling, job training, and life skills classes.

The list below summarizes the services offered and available funding in Norristown, for some of these services:

- **Salvation Army** – the Salvation Army of Greater Philadelphia is an organization that offers spiritual ministry, as well as various social services. Their 2012-13 Annual report indicated that their total revenue was \$37,056,080, with 47% coming from government funding, 17% from adult rehabilitation sales, and 13% from contributions and foundation grants.
- **Laurel House** – This organization is dedicated to the vision of ending domestic violence in each life, home, and community. Their mission is to provide safe haven for abused women and their children, to raise public awareness about domestic violence, and to advocate for social change against domestic violence. Their FY2008 total revenue stream was \$1,890,316, with 39.3% coming from the government funding and another 24.9% coming from donations.

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

Norristown supports the efforts of area organizations that provide supportive services and transitional and supportive permanent housing options to persons with mental illness. The municipality will issue certificates of consistency all projects for supportive service for persons suffering from mental illness, especially as they pertain to de-concentration. Such projects include support to individuals with drug and alcohol addiction through the creation of transitional and supportive housing and the provision of

supportive services outside of Norristown.

The Municipality will support area organizations that provide supportive services and affordable housing options for people living HIV/AIDS. The Municipality will issue certificates of consistency for any projects meeting the aforementioned criteria that are submitted for review.

Addressing the emergency shelter and transitional housing needs of homeless persons

Coordinated Homeless Outreach Center (CHOC) in Norristown was awarded a \$1000 IKEA gift card from the IKEA US Service Office (Conshohocken, PA) in March 2014 that will enable the shelter to provide needed items in the Day Center for homeless individuals to utilize. IKEA US started the IKEA Life Improvement Challenge in 2011, and since then over 120 local charities have received over \$1 million in IKEA products, design expertise, and manpower.

Although it is not located in Norristown, a new affordable housing development opened in 2014 in Abington Township, Montgomery County that can serve the homeless population in Norristown looking for housing. Mission Green is a 61-bed, fully accessible residence for persons over 55 with limited incomes. 10 of the units are targeted for persons with significant physical disabilities. This is the first Low-Income Housing Tax Credit (LIHTC) project in Abington Township. The project is a joint effort with Inglis Housing Corporation. Medical Mission Sisters welcomed its first residents in September 2014 and were 100% occupied by December 2014. The \$16M project is funded through Pennsylvania Housing Finance Agency (PHFA), LIHTCs, Montgomery County Affordable Trust, and the Inglis Foundation. This work supports the strategic priorities of increasing housing options for vulnerable populations.

According to Your Way Home's March 2015 Newsletter, the Diversion program prevented 54 out of 101 families from entering emergency shelter through the Hotline from January, 2015 through March, 2015. The newsletter also reports HMIS data from 2014, showing that on average, clients served by the Housing Resource Centers were rehoused within four months of entering shelter.

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

The member agencies of the Lower Merion/Norristown/Abington/Montgomery County CoC provide supportive services to homeless persons to prepare them to make the transition from homelessness to permanent housing. The Lower Merion/Norristown/Abington/Montgomery County CoC, through the Your Way Home (YWH) Permanent Housing Subcommittee, is working with landlords, builders and other

housing providers to formulate policies and to plan and implement strategies for increasing permanent and PSH opportunities. The CoC has found that the first year after moving into permanent housing is the most critical in the program to end homelessness. Using the Coordinated Assessment System to make timely, appropriate referrals as vacancies become available the team will increase the number of PSH beds for persons experiencing chronic homelessness. It is imperative that supportive services be provided on an intensive case management basis to ensure the success of permanent housing.

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

The Montgomery County Department of Health and Human Services (DHHS) provides referral services and case management to persons being discharged from publicly funded institutions and systems of care, such as state mental institutions, health care facilities, foster care and correctional facilities. Cases are also referred to local social service agencies for follow-up and additional services available in the community.

Discussion

Not Applicable.

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

Introduction:

The Municipality of Norristown recently prepared an Analysis of Impediments to Fair Housing Choice in 2013 to coincide with the Municipality's upcoming FY 2015-2019 Five Year Consolidated Plan.

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

In the Analysis of Impediments to Fair Housing Choice in 2013, several impediments were identified, and one in particular dealt with public policies. "Impediment 5: Need to Address Public Policies and Regulations" stated that the Municipal Zoning Ordinance was outdated and needed to be revised. Norristown reviewed and revised its zoning ordinance to bring it into compliance with the Fair Housing Act. Several key sections were completed and the final revised document was made available for public comment in 2013.

- 5-A: The municipality in its review and revisions to the Zoning Ordinance changed the definition of the word "Family" to permit six (6) or less disabled persons to live together and be considered as a single family unit. Other definitions were added to the Zoning Ordinance, including: "Accessibility", "Americans with Disability Act (ADA)", "Disability (Disabled or Handicapped Person)", "Fair Housing Act", "Handicap", "Section 504 Rehabilitation Act", and "Visitability".
- 5-B: The municipality expanded locations where group homes are permitted. Previously, group homes were only permitted in the "TR – Town Residential District".
- 5-C: The specific use regulations found in §320-135 of the Zoning Ordinance were revised and reworded, since establishing minimum distance requirements between group homes is in violation of the Fair Housing Act.
- 5-D: The recently enacted Ordinance No. 12-03 of 2012 which amended the Rental Property Law of Norristown was controversial. The municipality has since repealed that Ordinance.

Discussion:

Norristown is aware of its responsibility to affirmatively further fair housing. The Municipality has continued to address the elimination of barriers to affordable housing through the funding of fair housing activities. Services rendered by the Fair Housing Rights Center included outreach, counseling, information programs, and enforcement and testing to safeguard nondiscrimination of protected classes.

- The Education, Outreach, and Development Coordinator (EODC) offers in-depth counseling (also

known as education) to callers and walk-in clients on all unlawful housing discrimination matters.

- Fair Housing/Fair Lending training will be available for housing providers, housing consumers, government and social service agencies, community and educational groups, and the public at large.
- FHRC recommends that the Municipality of Norristown considers appointing professionals to a Housing Task Force or Housing Work Group dedicated to analyzing and immediately resolving diverse housing issues that routinely frustrate tenants, municipal workers, and social service providers.
- FHRC employs volunteers who have provided assistance with enforcement, testing, outreach, and administrative support. For the sake of this grant opportunity, FHRC is prepared to offer training and volunteer opportunities to qualified persons who can pass in-depth background checks since FHRC's staff is exposed to highly confidential personal and legal information.
- In 2011-2014, FHRC's EODC developed 91 HomeSeekers List that went to Norristown residents. FHRC will continue to collaborate and attend meetings with the following entities: Montgomery County Partners for Homeownership; Interagency Council of Norristown; Advocacy Group on Hunger and Nutrition in Norristown; Montgomery County Partners for Home Ownership, and Montgomery County's Your Way Home.
- In 2013, FHRC conducted a total of 12 tests in the Municipality of Norristown. FHRC designed three complaint-based tests for each of the following bases: disability, familial status, and race. It also conducted nine audit-based tests to glean into practices of realtors throughout Norristown. FHRC did and continues to file meritorious fair housing complaints against housing providers that violate federal and state fair housing laws.

AP-85 Other Actions – 91.220(k)

Introduction:

The Municipality of Norristown has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living, and employment. As a single unit of government, the Municipality of Norristown has only limited influence on the overall factors that cause poverty. However, the Municipality has chosen to maximize its resources to provide quality services to low income residents to help them improve their incomes.

The percentage of Norristown households living in poverty increased between 1990 and 2000, according to Census data. In 1990 there were 2,838 individuals living below the poverty line in Norristown, which was 9.5% of the population for which poverty status had been determined. By 2000 that group had increased to 5,238 persons, which represented 17.2% of population. Notably, the increase in persons living in poverty occurred with a decrease in overall population.

Through the methods described above, the Municipality can positively influence the likelihood of poverty-stricken residents of moving up and out of poverty. Norristown can reduce the number of residents living in poverty by minimizing threats to individual and family financial stability and by extending services that will provide adequately for those in need. Ultimately, federal and state policies on welfare, health care, and the minimum wage are also crucial factors in the fight to address and reduce poverty. The municipality will continue to support organizations that provide supportive services, to encourage local economic development, and to preserve and improve affordable housing options as part of its strategy to prevent and alleviate poverty.

Montgomery County Department of Housing and Community Development, in their 2013 CoC Application, pledged to do the following to address persons with special needs: 1) Montco's Behavioral Health/Developmental Disabilities' Career & Recovery & Education Centers will continue using Peer Specialists to coordinate employment opportunities for up to 150 people with special needs; 2) 16 Peer Specialists will be trained to work with consumers on employment related goals through participation in Promoting Competitive Employment; 3) POWER, a program that helps individuals with mental health issues get connected to college campus life, develop educational and career potential, and explore career and educational paths. Finally, Your Way Home will explore the feasibility of consumer run transportation

to increase access to employment.

The Women's Center of Montgomery County, located in Norristown, serves approximately 4,000 victims of domestic violence per year. Supportive service needs for Victims of Domestic Violence include but are not limited to services to help ameliorate their lives and to help them towards self-sufficiency, such as: housing and housing assistance; jobs and skills; life coaches/counselors; assistance accessing SSI, health care, Compass, transportation, child care, food, clothes, and furniture.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the Municipality of Norristown proposes to carry out the following activities:

- **HS-1 Housing Rehabilitation** - Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to homeowners to rehabilitate their homes.
- **HS-2 Housing Construction** - Increase the supply of affordable, decent, safe, sound, and accessible housing for owners and renters in the Municipality through rehabilitation and new construction.
- **HS-3 Fair Housing** - Promote fair housing choice through education and outreach in the Municipality.
- **HS-4 Home Ownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.

Actions planned to reduce lead-based paint hazards

In order to meet the requirements of the lead based paint regulations, the Municipality will undertake the following actions:

- **HS-1 Housing Rehabilitation** - Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to low- and moderate-income homeowners to rehabilitate their homes.

Actions planned to reduce the number of poverty-level families

According to the 2007-2011 American Community Survey, approximately 14.4% of Norristown residents live in poverty. Female-headed households with children are particularly affected by poverty at 28.5%, and 23.6% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2007-2011" ACS Five Year Estimates. The Municipality's goal of reducing the extent of poverty is 5%, based on actions the Municipality has control over, or actions in which the Municipality will cooperate with outside agencies. The Municipality's anti-poverty strategy is based on attracting a range of businesses

and supporting workforce development, including job-training services for low income residents. In addition, its' strategy is to provide supportive services for target income residents.

Planned economic development and anti-poverty programs include:

- Job-training services
- Development of new commercial/industrial facilities
- Homeless prevention service
- Use of the one-stop job center
- Childcare assistance
- Promotion of new job opportunities

In 2015, the Municipality will continue to provide technical assistance through the Small Business Assistance Center: on starting your own business, sources of capital, resource materials, and any other support necessary to empower those who are willing and able. The Municipality continues to partner with The Enterprise Center in assisting small business entrepreneurs, and during Program Year 2013, assisted twenty-six (26) businesses while creating a minimum of six (6) new jobs.

Actions planned to develop institutional structure

Norristown Department of Planning & Municipal Development will coordinate activities among the public and private agencies and organizations in the area. This will ensure that the goals and objectives of the Five Year Consolidated Plan will be addressed by more than one agency. The Municipal staff will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan, as well as additional resources that may be available, are described below.

Public Sector:

- Montgomery County Redevelopment Authority
- Montgomery County Housing Authority
- Montgomery County Economic and Workforce Development
- Montgomery County Continuum of Care
- Montgomery County Housing and Community Development
- Montgomery County Health Department
- Montgomery County Commerce Department

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the Municipality of Norristown. The Municipality will collaborate with these essential service providers. Some of them include:

- Genesis - Housing Counseling Program provides free classes and individual counseling
- Habitat for Humanity
- Coordinated Homeless Outreach Center
- Fair Housing Rights Center of Southeastern PA
- Montgomery County Opportunities Industrialization Center
- CADCOM (Community Action Development Commission)
- Hedwig House - Special Housing Services that coincide with MontCo Office of Behavioral Health and Development and Your Way Home
- Salvation Army
- ACLAMO
- Montco - Your Way Home
- Montgomery County Foundation
- Senior Adult Activities Center
- Greater Norristown Corporation
- Vance Community Partners
- Norristown Area Communities that Care
- AHEDD
- United Way
- Legal Aid of Southeastern PA
- Center 4 Youth
- George Washington Carver Community Center

Private Sector:

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The Municipality's Business Development Office will continue to partner with the Small Business Assistance Center to provide technical assistance to small businesses and create jobs. The vision of the Business Development Office (BDO) is to successfully market Norristown as a place of opportunity for business, investors and homeowners. By transforming the downtown business sector into a more positive and profitable area for commerce, this will ultimately provide a more sustainable quality and way of life. Marketing Norristown's events, business and community to the region in an effort to attract and

retain business is a top priority of this department.

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

The primary responsibility for the administration of the Annual Action Plan is assigned to the Norristown Department of Planning and Municipality Development. This Department will coordinate activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the Annual Action Plan. Norristown is committed to continuing its participation and coordination with public, housing, and social service organizations.

Discussion:

Not Applicable.

Program Specific Requirements

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

Introduction:

The Municipality of Norristown receives an annual allocation of CDBG funds. Since the Municipality receives a Federal CDBG allocation, the questions below have been completed as they are applicable.

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	\$0.00
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.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income:	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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%

Discussion:

Not Applicable.

Appendix - Alternate/Local Data Sources

1.	Data Source Name 2007-2011 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. U.S. Census Bureau
	What was the purpose for developing this data set? U.S. Census Bureau
	Provide the year (and optionally month, or month and day) for when the data was collected. 2007-2011
	Briefly describe the methodology for the data collection. U.S. Census Bureau
	Describe the total population from which the sample was taken. Municipality of Norristown
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. U.S. Census Bureau



SF 424 FORM



SF 424

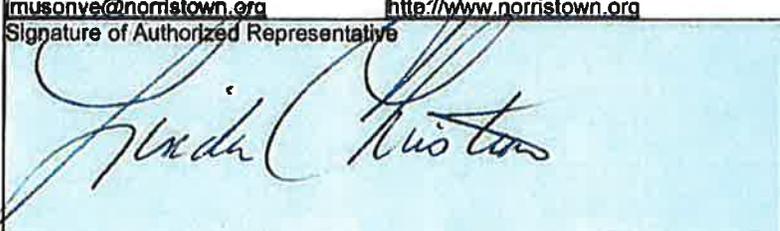
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 04/13/15		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		Pre-application	
				<input checked="" type="checkbox"/> Construction	
				<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
				<input type="checkbox"/> Non Construction	
Applicant Information					
Jurisdiction – Municipality of Norristown			UOG Code: 424914		
Street Address Line 1: 235 East Alry Street			Organizational DUNS: 083253500		
Street Address Line 2			Organizational Unit		
Norristown		Pennsylvania		Department: Planning and Municipal Development	
ZIP: 19401-5003		Country U.S.A.		Division	
Employer Identification Number (EIN):			County: Montgomery		
23-6002914			Program Year Start Date (MM/DD): 3/1		
Applicant Type:			Specify Other Type if necessary:		
Local Government: Municipality			Specify Other Type		
			U.S. Department of Housing and Urban Development		
Program Funding					
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant			14.218 Entitlement Grant		
CDBG Project Titles			Description of Areas Affected by CDBG Project(s):		
FY 2015 CDBG Program			Municipality of Norristown, PA		
\$CDBG Grant Amount \$812,640		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s):					
Home Investment Partnerships Program					
Home Investment Partnerships Program			14.239 HOME		
HOME Project Titles			Description of Areas Affected by HOME Project(s):		
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s):			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of: 6 th		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: 6 th	Project Districts: 6 th		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Jayne	Middle Initial:	Last Name: Musonye
Title: Director, Dept. of Planning and Municipal Development	Phone: (610) 270-0450	Fax: (610) 270-2892
eMail: jmusonye@norristown.org	Grantee Website: http://www.norristown.org	Other Contact
Signature of Authorized Representative 		Date Signed: 4/7/15



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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

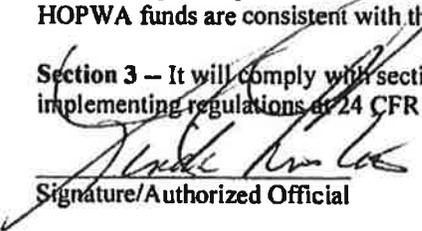
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

4/7/15
Date

Council President
Title

Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s), (2014, 2015, and 2016), 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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.

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. 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.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Municipality of Norristown

Norristown Municipal Hall, 235 East Airy Street

Norristown, Montgomery County, PA 19401

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Norristown
where you belong

Resolution

MUNICIPALITY OF NORRISTOWN

COUNTY OF MONTGOMERY

ORDINANCE NO. 15 – 04 of 2015

AN ORDINANCE ADOPTING THE PROGRAM YEAR 2015 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN BUDGET AND 2015-2019 CDBG CONSOLIDATED ACTION PLAN.

BE IT ORDAINED AND ENACTED by Municipal Council of the Municipality of Norristown, an Ordinance adopting the Program Year 2015 Community Development Block Grant Budget.

SECTION I. BUDGET ADOPTION

The detailed budget prepared by the Municipal Administration and on file with the Municipal Administrator setting forth the projected projects and projected revenues and expenditures for the Municipality of Norristown Community Development Block Grant Program for the 2015 Program Year is hereby summarized, adopted and approved as follows:

1.	HOUSING PROJECTS	\$	411,112.00
2.	MUNICIPAL PROJECTS	\$	170,000.00
3.	ECONOMIC DEVELOPMENT	\$	69,000.00
4.	ADMINISTRATION	\$	162,258.00
	TOTAL	\$	812,640.00

SECTION II. ADMINISTRATION OF GRANT

The Municipal Council of the Municipality of Norristown authorized the Administration to administer the Community Development Block Grant Program in accordance with the United States Department of Housing and Urban Development regulations under such terms and conditions to comply with Federal guidelines and are otherwise in the best interests of the Municipality.

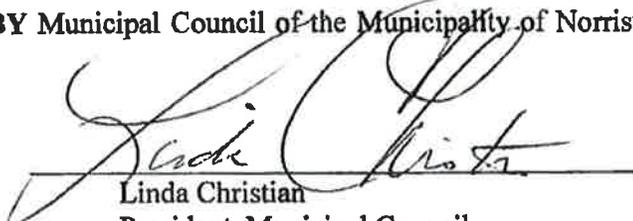
SECTION III. REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION IV. SAVINGS CLAUSE

Should any part or parts of this ordinance be found to be void by a Court of competent jurisdiction, the remainder of this ordinance shall remain in full effect.

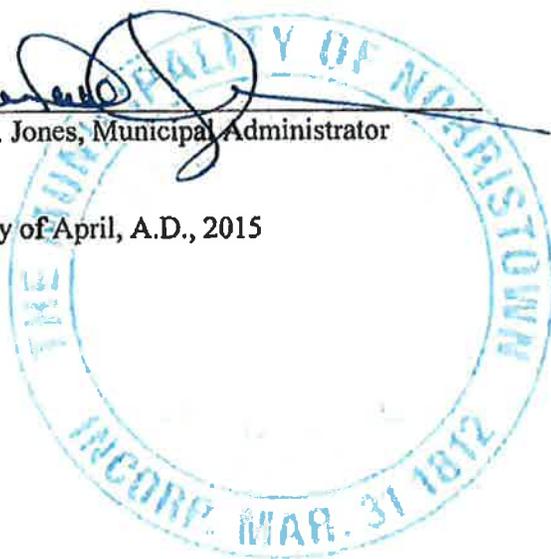
ORDAINED AND ENACTED BY Municipal Council of the Municipality of Norristown, this 7th day of April, A.D., 2015.


Linda Christian
President, Municipal Council

ATTEST:


Crandall O. Jones, Municipal Administrator

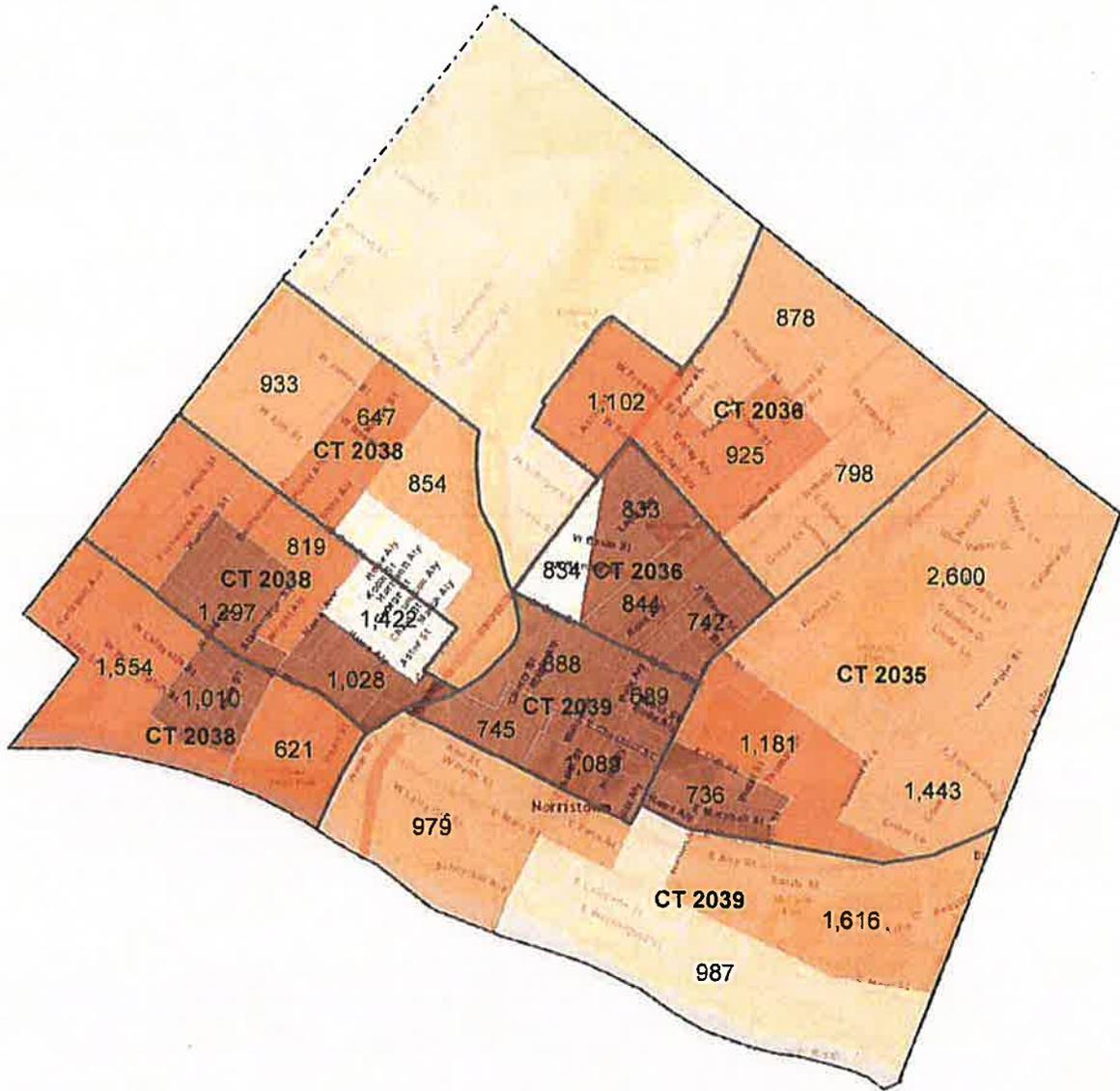
APPROVED this 7th day of April, A.D., 2015





Maps

Population Density by Block Group: Municipality of Norristown, Pennsylvania



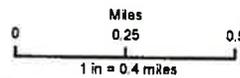
Legend

2014 Population Density (Per Sq Mi)

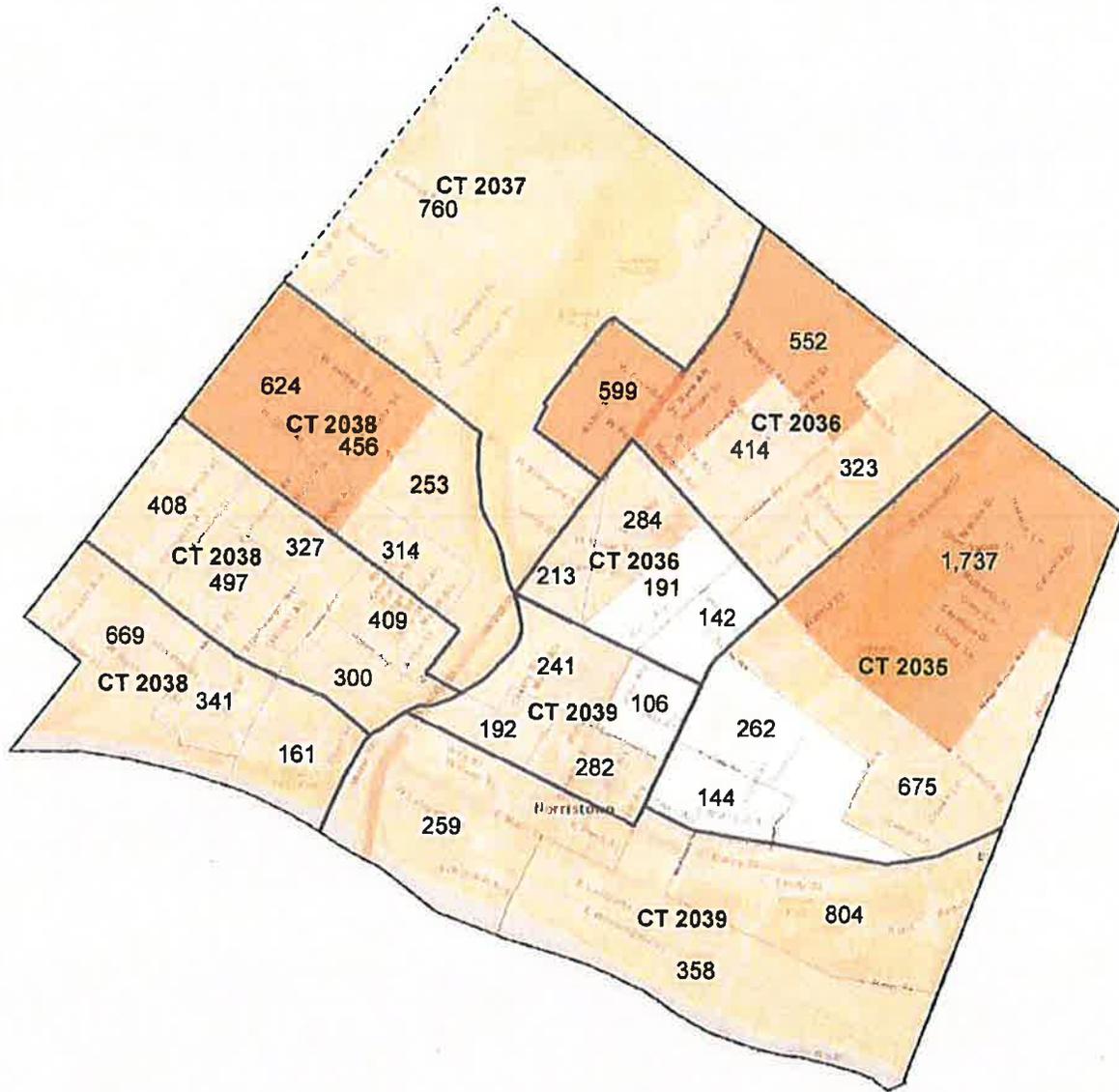
- 501 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 25,000

- City Boundary
- Tracts Boundary
- CT 9719 = tract number

Block group labels show population 2014.



Percent White Population by Block Group: Municipality of Norristown, Pennsylvania



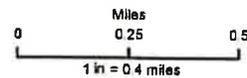
Legend

Percent White Population

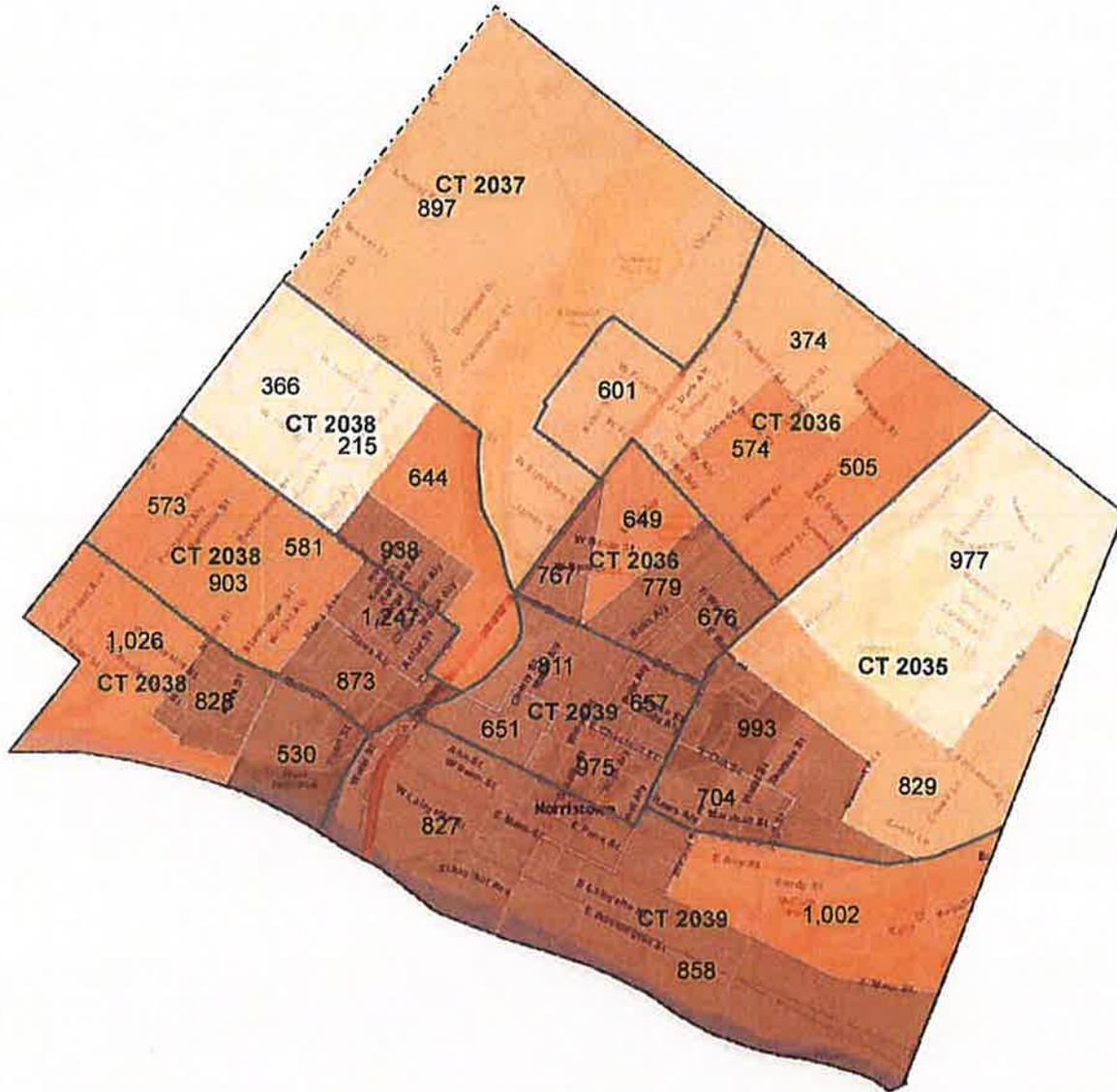
- 0% - 25%
- 26% - 50%
- 51% - 75%

- City Boundary
- Tracts Boundary
- CT 9719 = tract number

Block group labels show total white population 2014.



Percent Minority Population by Block Group: Municipality of Norristown, Pennsylvania



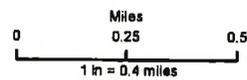
Legend

Percent Minority Population

-  21% - 40%
-  41% - 60%
-  61% - 80%
-  81% - 100%

-  City Boundary
-  Tracts Boundary
- CT 9719 = tract number

Block group labels show total minority population 2014.



Percent Population Age 65 and Over by Block Group: Norristown, Pennsylvania



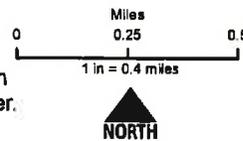
Legend

Percent Population Age 65 and Over

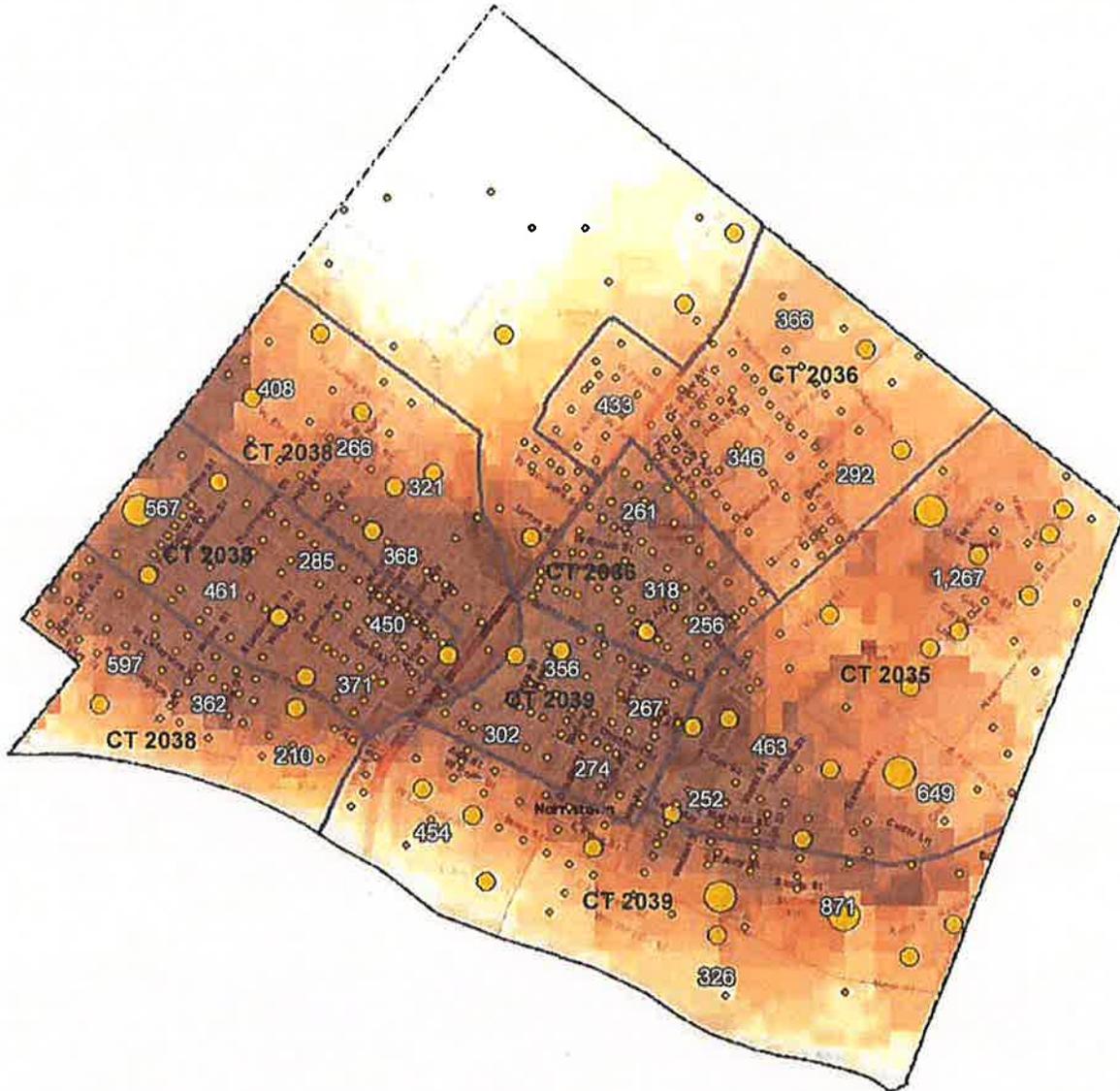
- 0% - 10%
- 10.1% - 18%
- 18.1% - 25%
- 25.1% - 50%
- 50.1% - 75%

- City Boundary
- Tracts Boundary
- CT 9719 = tract number

Block group labels show 2014 population Age 65 and over.



Total Housing Units by Block Points: Municipality of Norristown, Pennsylvania

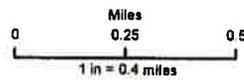


Legend

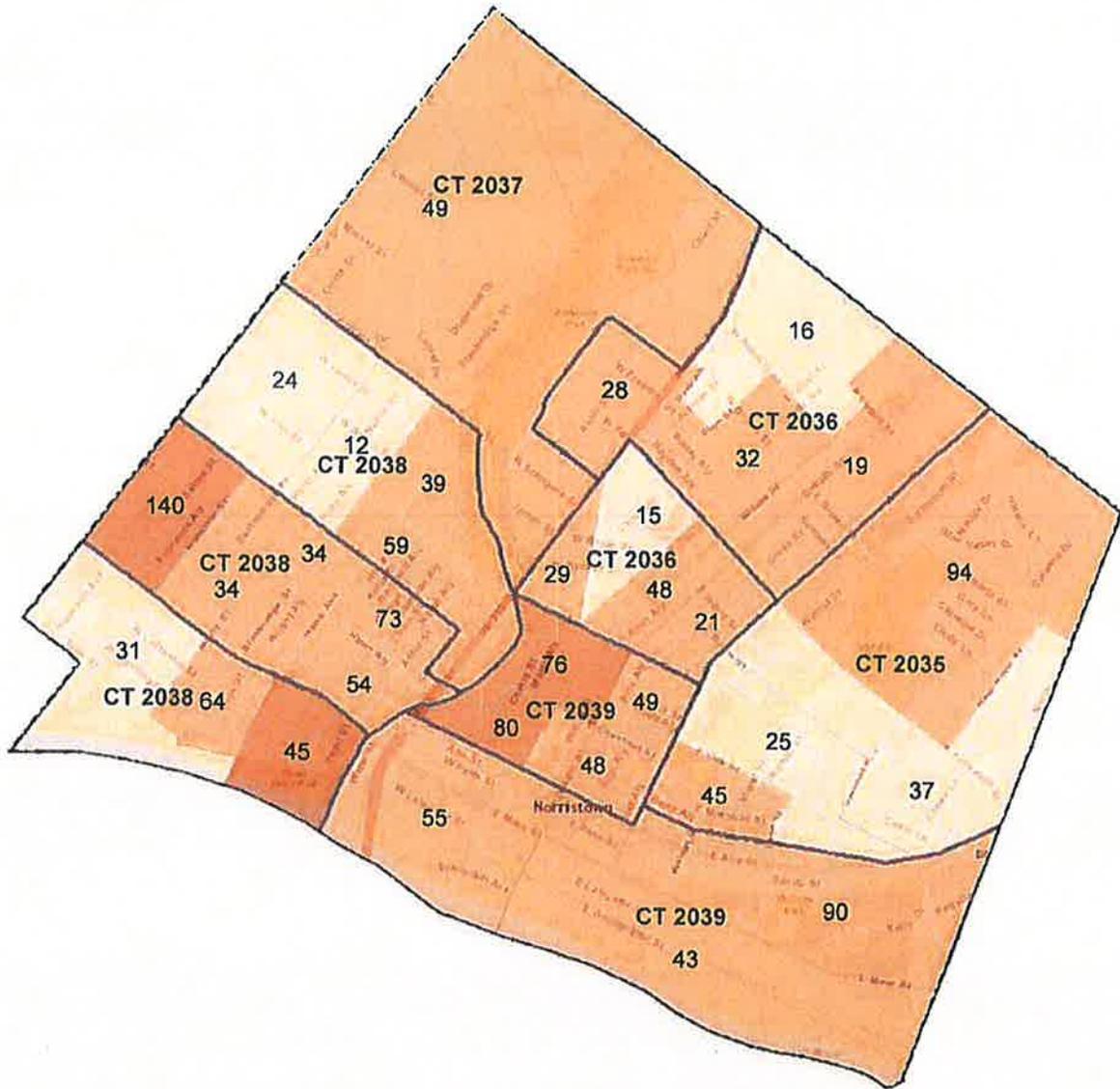
Block Point Housing Units
 201 - 400
 0 - 50

City Boundary
 Tracts Boundary
 CT 9719 = tract number

Block group labels show 2014 total housing units.



Percent Vacant Housing Units by Block Group: Municipality of Norristown, Pennsylvania



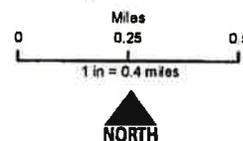
Legend

Percent Vacant Housing Units

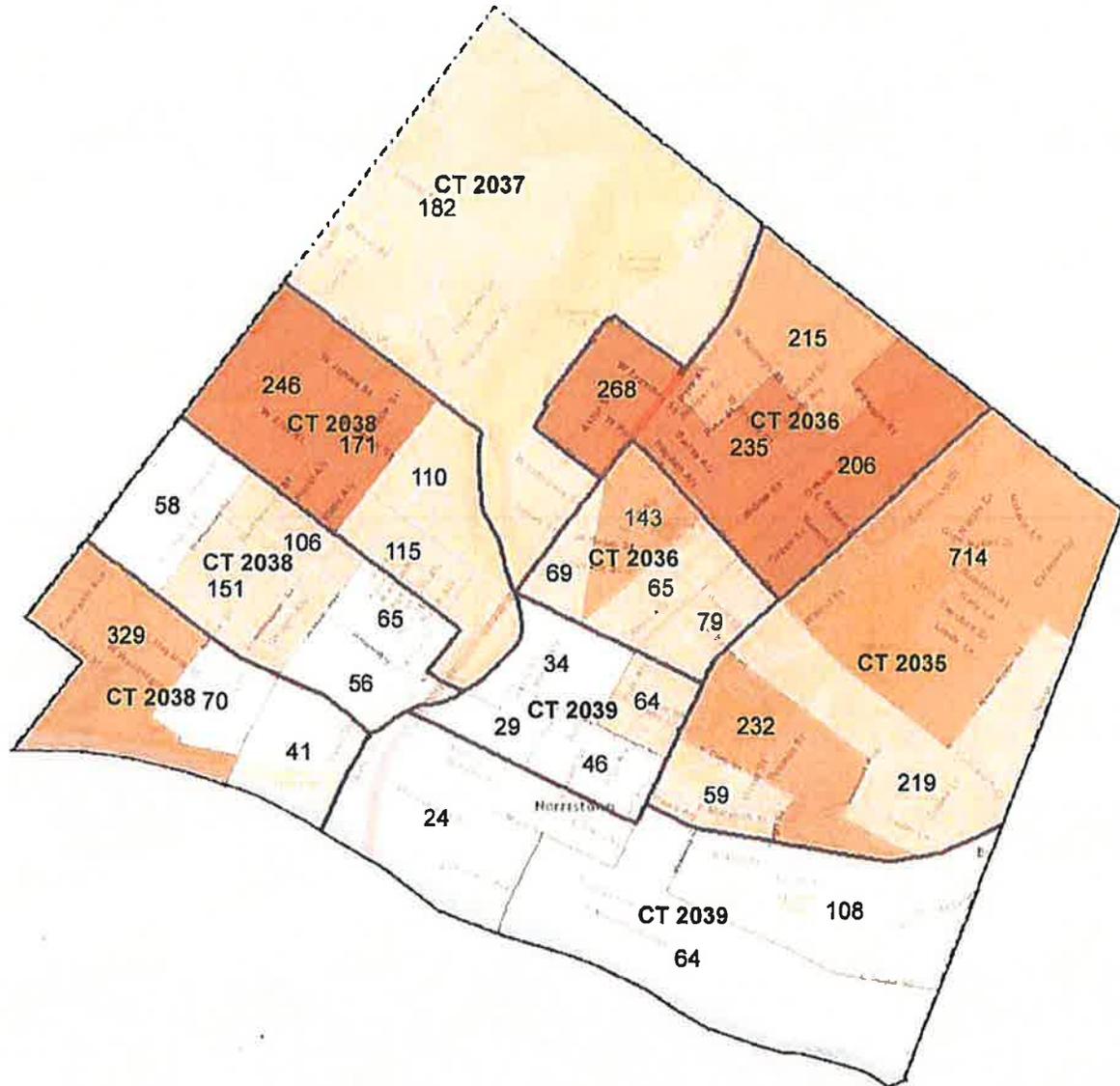
- 2.1% - 6%
- 6.1% - 20%
- 20.1% - 50%

City Boundary
 Tracts Boundary
 CT 9719 = tract number

Block group labels show vacant housing units.



Percent Owner Occupied Housing Units by Block Group: Norristown, Pennsylvania



Legend

Percent Owner Occupied Housing Units

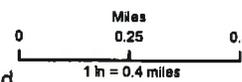
- 0% - 20%
- 20.1% - 40%
- 40.1% - 60%
- 60.1% - 75%

City Boundary

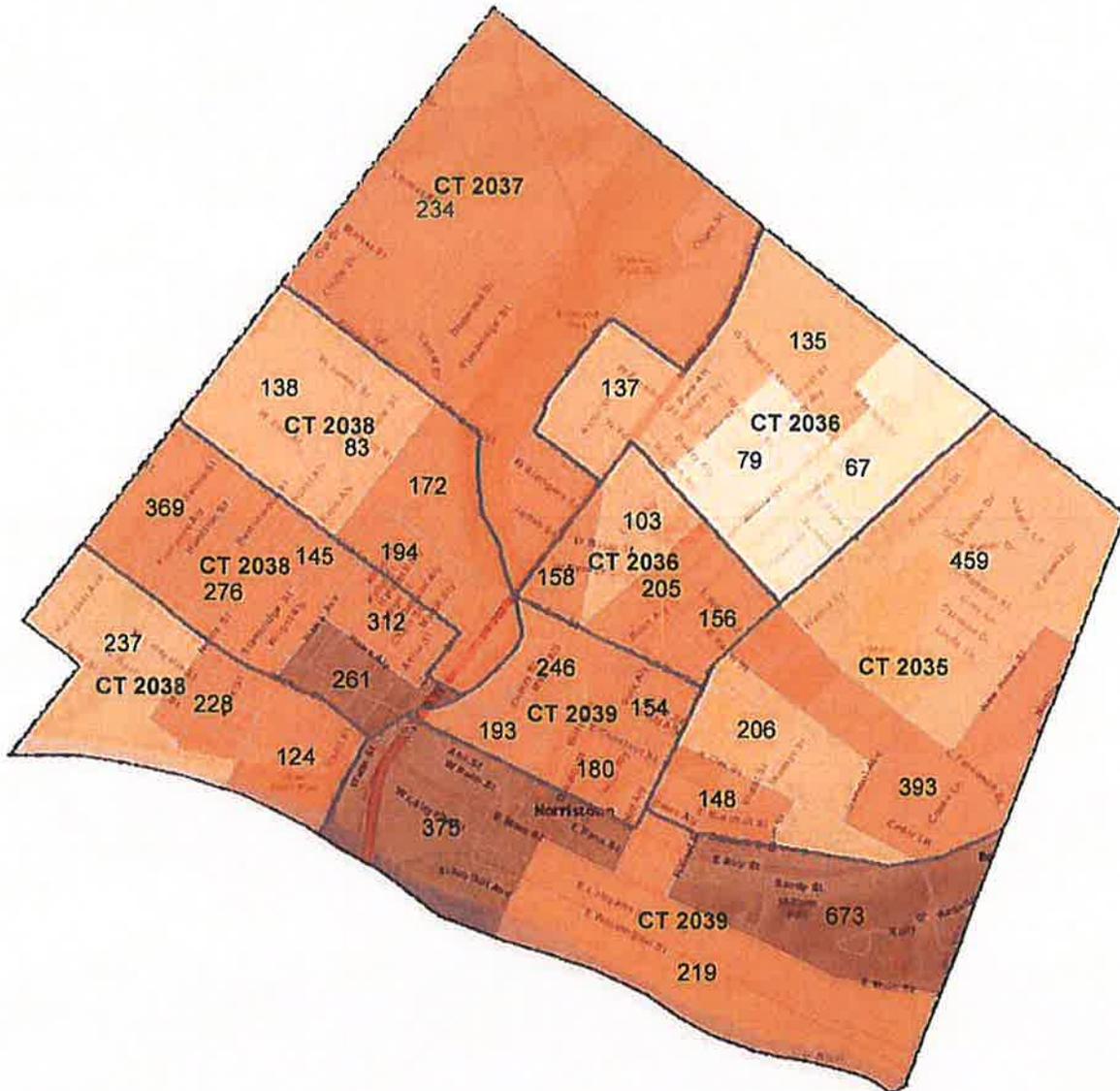
Tracts Boundary

CT 9719 = tract number

Block group labels show owner occupied housing units.



Percent Renter Occupied Housing Units by Block Group: Norristown, Pennsylvania



Legend

Percent Renter Occupied Housing Units

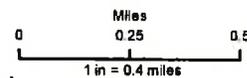
- 15.1% - 30%
- 30.1% - 50%
- 50.1% - 70%
- 70.1% - 100%

City Boundary

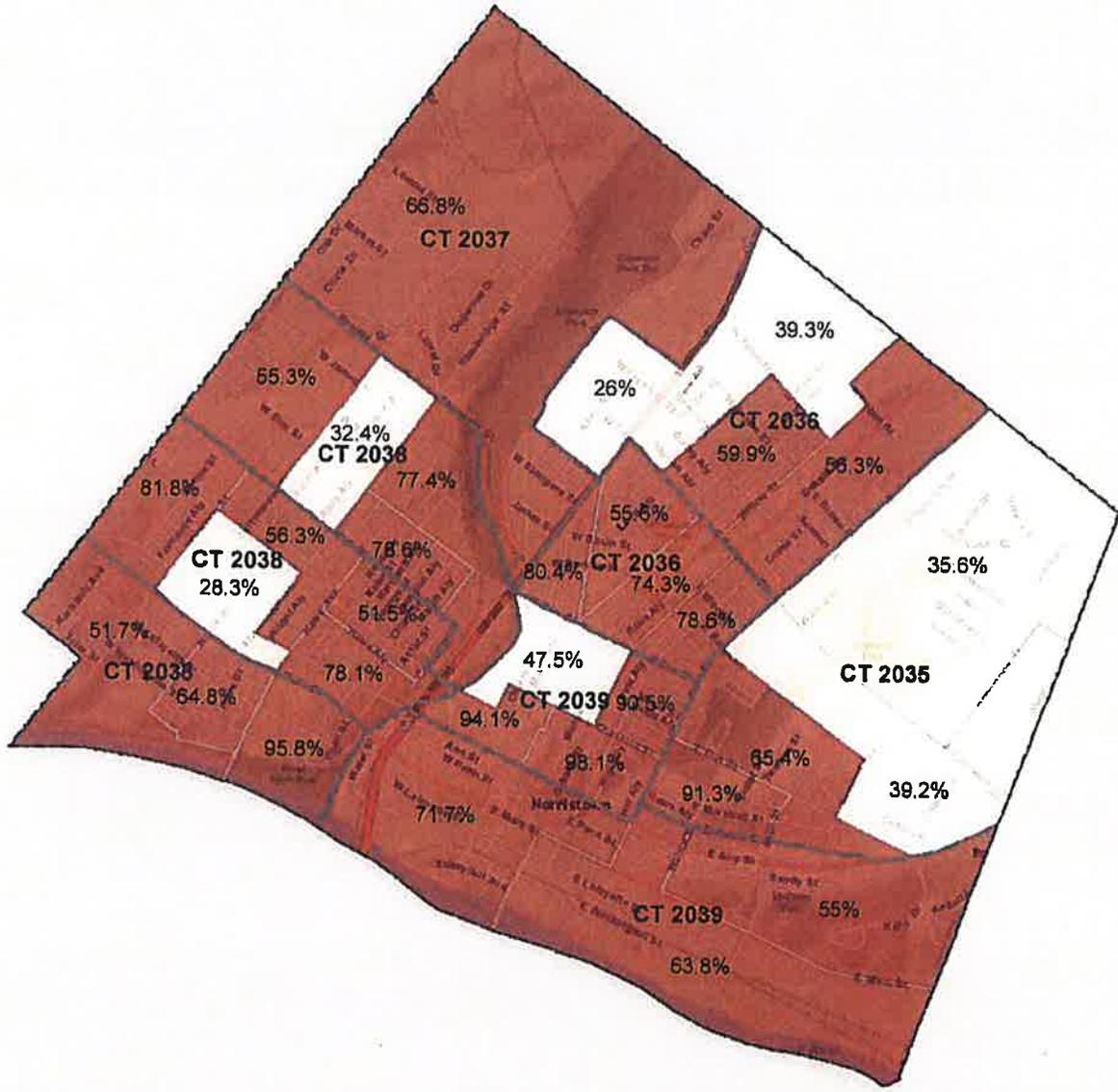
Tracts Boundary

CT 9719 = tract number

Block group labels show renter occupied housing units.



Low/Moderate Income Percentage by Block Group: Municipality of Norristown, Pennsylvania

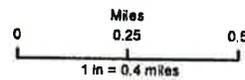


Legend

Low/Moderate Income
 □ Less than 51%
 ■ 51% or More

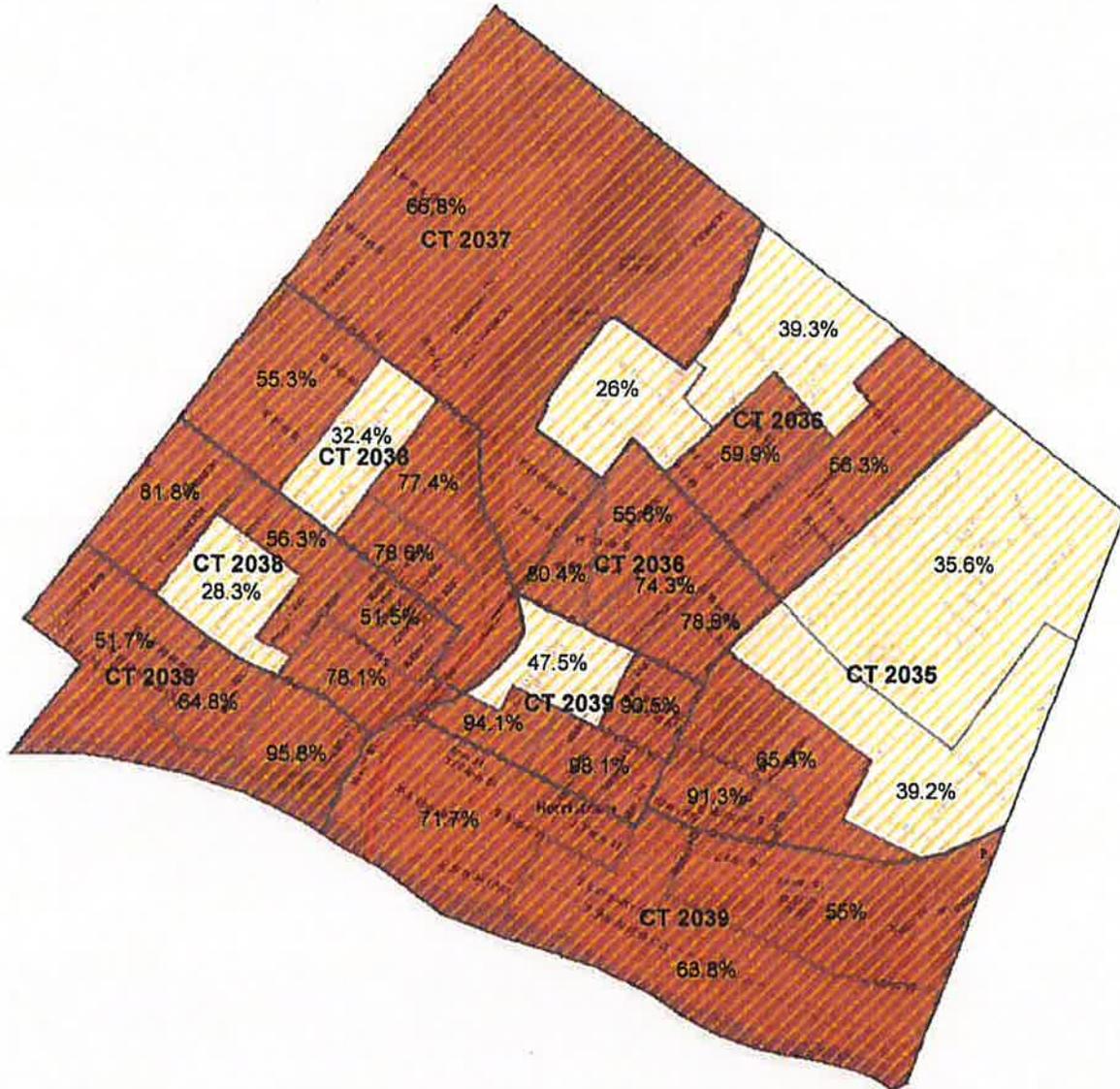
⋯ City Boundary
 □ Tracts
 CT 9719 = tract number

Block group labels show the low/moderate income percentage.



* Based on Census 2010

Low/Moderate Income with Minority Percentage by Block Group: Norristown, Pennsylvania



Legend

Low/Moderate Income

- Less than 51%
- 51% or More

* Based on Census 2010

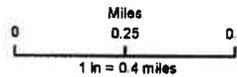
- Minority \geq 32.55%

City Boundary

Tracts

CT 9719 = tract number

Block group labels show the low/moderate income percentage.





CITIZEN PARTICIPATION



Public Hearings

The Times Herald

www.timesherald.com

No.....Term.20....

PROOF OF PUBLICATION NOTICE FOR THE TIMES HERALD

Under Act No. 587, Approved May 16, 1929 P.L., 1784

As Amended by Act No. 520 of July 5, 1947

COPY OF NOTICE

PUBLIC HEARING

MUNICIPALITY OF NORRISTOWN 2015-2019 FIVE YEAR CONSOLIDATED PLAN AND ACTION PLAN FOR 2015

The Municipality of Norristown is seeking proposals for the Five Year Consolidated Plan and Annual Action Plan for 2015. The projects selected will be funded by the Community Development Block Grant (CDBG) program and must meet U.S. Department of Housing and Urban Development (HUD) regulations. A public hearing shall be held on Monday, September 8, 2014, at 8:00 p.m. in Municipal Council Chambers, Norristown Municipal Hall. The purpose of the meeting is to obtain views of citizens, public agencies and other interested parties.

Persons with a disability who wish to attend the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing please call (610) 270-0420.

For more information contact:

Municipality of Norristown
Department of Planning & Municipal Development
235 East Airy Street
Norristown, PA 19401
Monday-Friday: 8:30 a.m. - 4:30 p.m. (610)- 270-0450
NTH 8/23, 1-a

State of Pennsylvania)

County of Montgomery)

SS.

General Manager or Ad Director of THE TIMES HERALD, of the County and State aforesaid, being duly sworn, deposes and says THE TIMES HERALD, a newspaper of general circulation, published at Markley, Ann and Airy Streets, Borough of Norristown, County and State aforesaid, was established January 1, 1923, since which date THE TIMES HERALD has been regularly issued in said county, and that the printed notice of publication attached hereto, is exactly the same as was printed and published in the regular edition and issues of THE TIMES HERALD on the following dates:

VIZ _____

The 23rd day of August A.D. 2014

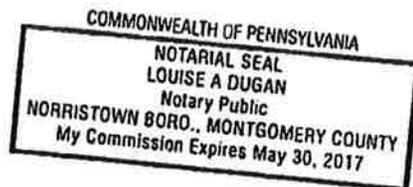
Affiant further deposes that she/he is an officer duly authorized by THE TIMES HERALD PUBLISHING COMPANY, INC, a corporation, General Manager or Ad Director of THE TIMES HERALD, a newspaper of general circulation to verify the foregoing statement under oath, and affiant is not interested in the subject matter of the aforesaid notice of advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

General Manager or Ad Director - The Times Herald

Sworn and subscribed before me this

27th day of August, 2014

NOTARY PUBLIC





MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY

235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5048
(610) 272-8080

FAX:

FINANCE: (610) 270-0445
ADMINISTRATION: (610) 275-0687
PUBLIC WORKS: (610) 279-3603
PLANNING: (610) 270-2892
CODE/BLDG.: (610) 279-7548

PROJECT: 2015-19 Con Plan - 2015 Action Plan
DATE: 9/8/14
MEETING: 1st Public Meeting

SIGN-IN

NAME	REPRESENTING	TEL & FAX#	EMAIL
Karl Haylund	Urban Design Ventures, LLC	412-461-6916	Karl@urban designventures.com
MICHELLE SAMPLES	MUNICIPALITY OF NORRISTOWN	610-270-0455	MSAMPLES@ NORRISTOWN.ORG
Mike Allen	Norristown Planning	610-270-0452	mallen@norristown.org

First Public Hearing – Municipality of Norristown

Monday, September 8th, 2014 @ 6:00 PM in Council Chambers

In attendance: Mike Allen, Assistant Director of Planning and Municipal Development; Michelle Samples, Grants Administrator; and Karl Haglund, Consultant

- The meeting opened at 6:00 pm. Mike Allen stated the purpose of the public hearing and the announcement that appeared in the local newspaper. He then asked for the public needs over the next five years in Norristown.
- No oral or written comments were received, since no one was in attendance. The meeting closed at 6:30 pm.

ELIGIBLE CDBG ACTIVITIES

PUBLIC FACILITIES AND IMPROVEMENTS	
Eligible Public Facility and Improvement Projects	CDBG Conditions
Sewer and Water Facilities Streets and Sidewalks Curb and Gutters Parks and Playgrounds Senior Citizens' Center Parking Lots or Garages Utility Lines Recreation Center	These projects may be undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration where it was determined that immediate action is necessary to arrest the deterioration and that permanent improvements will be carried out as practicable to repair: <ul style="list-style-type: none"> ➤ Streets; ➤ Sidewalks; ➤ Park; ➤ Playgrounds, ➤ Publicly owned utilities; and ➤ The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, but not the regular curbside collection of garbage or trash in an area.
Police or Fire Station in which services to the public are actually provided (as opposed to administrative offices).	Fire protection equipment including fire trucks, fire fighters' protective clothing, "jaws of life," and other life-saving equipment are eligible for CDBG funding under Public Facilities and Improvements as this equipment is integral to the fire protection facility.
Aesthetic amenities on public land such as landscaping (trees, sculptures, pools of water and fountains and other works of art).	These include all improvements and facilities that are either publicly owned or that are traditionally provided by government, or owned by a non-profit, and operated so as to be open to the general public.
Jails or Prisons	Jails are considered to benefit the entire community served by the facility and thus would qualify under the low-moderate income (LMI) benefit national objective only if the percentage of LMI persons in the entire jurisdiction is sufficiently high to meet the "area benefit" test.
Library	Public facilities that serve the entire jurisdiction of the grantee, a main library for example, may qualify under the LMI benefit national objective only if the percentage of LMI persons in the entire jurisdiction is sufficiently high to meet the "area benefit" test.
Special Assessments	Special Assessments are used to recover the capital costs of a public improvement through a fee levied or a lien filed against a parcel of real estate either as, 1) a direct result of a benefit derived from the installation of a public improvement or 2) a one-time charge made as a condition of access to an improvement. Sewer tap-in fees are an example of a special assessment.
Privately Owned Utilities- 570.201 (I)	CDBG funds may be used to acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities for privately owned utilities. A privately-owned utility refers to service that is publicly regulated and is provided through the use of physical distribution lines to private properties. Examples of eligible utilities are electricity, telephone, water, sewer, natural gas and cable television.
Other	The City is willing to consider other public facility projects not listed above. It is highly recommended that applicants contact the City to discuss new projects ideas prior to submitting a grant application.

ELIGIBLE CDBG ACTIVITIES

REAL PROPERTY AND HOUSING PROJECTS	
Eligible Real Property & Housing Projects	CDBG Conditions
Acquisitions of land or buildings -570.201 (a)	<ul style="list-style-type: none"> • CDBG funds may be used for acquisition of real property, either in whole or in part, by purchase, long-term lease, donation, or otherwise for any public purpose. • Examples include land, air rights, easement, water rights, rights-of-way and buildings. • Examples of ineligible activities include costs of moveable equipment and acquisition of newly-constructed housing or an interest in construction of new housing.
Disposition – 570.201 (b)	<ul style="list-style-type: none"> • CDBG funds may be used to dispose of property acquired with CDBG funds through sale, lease, donation or other means. • Property must have a reuse plan that meets a National Objective. • The property may be disposed at less than fair market value. • Costs may include preparation of legal documents, surveys, marketing, financial services, transfer of taxes or ownership.
Clearance Activities- 570.201 (d)	<ul style="list-style-type: none"> • Demolish buildings and improvements. • Remove rubble and debris after demolition. • Remove environmental contaminants or treat them to make them harmless. • Move structures to other sites.
Code Enforcement – 570.202 (c)	<ul style="list-style-type: none"> • Code enforcement activities are eligible provided that the enforcement takes place in a deteriorated or deteriorating area and the enforcement effort is accompanied by public or private improvements or service and can be expected to arrest the decline of the area. • Eligible costs include costs incurred for inspections for code violations (including salaries and overhead) and the enforcement of code requirements (including legal proceedings). • Both residential and commercial structures may be included in code enforcement activities.
Historic preservation - 570.202 (d)	<ul style="list-style-type: none"> • CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned. • Historic properties are those sites or structures that are either listed in or eligible to be listed in the National Register of Historic Places, listed in the Pennsylvania or local inventory of historic places or designated as a Pennsylvania or local landmark or historic district by appropriate law or ordinance. • Examples of eligible activities include historic preservation plans, rehabilitation of the property, relocating residents while preservation work is performed. • Historic preservation is not authorized for buildings used for the general conduct of government.
Renovation of closed buildings – 570.202 (e)	<ul style="list-style-type: none"> • CDBG funds may be used to renovate closed buildings, such as closed school buildings, for use as an eligible public facility or to rehabilitate or convert closed buildings for residential and commercial uses. • Examples of ineligible activities include creation of secondary housing units attached to a primary unit and costs of equipment, furnishings or other personal property that are not integral structural fixtures, such as window air conditioners or clothes washers.
Lead – based paint (LBP) hazard, evaluation and reduction, and clearance – 570.202 (f)	<ul style="list-style-type: none"> • Cost associated with the evaluation and reduction of LBP. • Examples of eligible activities include inspecting buildings for LBP hazards, testing surfaces abatement of lead hazards and payment of temporary relocation costs for residents on which their home is receiving abatement services.
Handicap Accessibility - 570.201	<ul style="list-style-type: none"> • Removal of materials and architectural barriers that restrict the accessibility or mobility of elderly or handicapped persons. • Activities must take place on existing structures.

ELIGIBLE CDBG ACTIVITIES

Energy Efficiency – 570.201	<ul style="list-style-type: none"> • Examples of eligible activities include weatherization of home or apartment building, installation of solar or wind equipment, finance energy – efficient rehab, provision of free insulation or home energy audits, and preparation of comprehensive community energy use strategies.
Rehabilitation of buildings and improvements eligible for rehabilitation assistance – 570.202 (a)	<ul style="list-style-type: none"> • CDBG may be used to finance the rehabilitation of privately –owned homes, publicly – owned residential housing, nonresidential buildings owned by nonprofits, and manufactured housing when it is part of the permanent housing supply.
PUBLIC SERVICES, ECONOMIC DEVELOPMENT AND “OTHER” ACTIVITIES	
Activities	CDBG Conditions
Relocation – 570.201 (i)	<ul style="list-style-type: none"> • Relocation of payments and other assistance for permanently and temporarily relocated individuals, families, businesses, non-profit organizations and farm operations.
Loss of Rental Income- 570.201 (j)	<ul style="list-style-type: none"> • Compensation to property owners for the loss in rental income incurred while temporarily holding housing units to be used for the relocation of individuals and families displaced by CDBG-assisted activities.
Public Services – 570.201 (e)	<ul style="list-style-type: none"> • CDBG funds may be used for a wide range of public service activities including, but not limited to, job training, crime prevention, public safety, child care, health services, substance abuse services, fair housing counseling, education programs, energy conservation, senior citizen services, homeless person services, subsistence payment service and recreational services • In order for a first-time public service application to be considered the applicant must prove that: <ol style="list-style-type: none"> 1) the service is a new initiative for the agency (new service); OR 2) the service existed but was not provided by or on behalf of a government agency with funding from that government agency; OR 3) there was a quantifiable increase in the level of an existing service within the 2013 calendar year.
Micro – Enterprise Assistance – 570.201 (o)	<p>The provisions of assistance to facilitate economic development by:</p> <ul style="list-style-type: none"> • Providing credit, including, but not limited to, grants, loans, loan guarantees, and other forms of financial support, for the establishment, stabilization, and expansion of micro-enterprises; • Providing technical assistance, advice, and business support services to owners of micro-enterprises and persons developing micro-enterprises; and • Providing general support to owners of microenterprises and persons developing microenterprises including child care, transportation, counseling and peer support groups. • A microenterprise is defined as a commercial enterprise that has five or fewer employees, one or more of whom owns the microenterprise business.

The table below provides eligible Planning & Administration expenses.

Eligible Planning & Administration Projects 570.205 & 570.206
➤ Preparation of general plans such as the Consolidated Plan
➤ Functional plans such as housing plans
➤ Neighborhood plans and general historic preservation plans
➤ Policy planning, management, and capacity building activities
➤ Monitoring

PROOF OF PUBLICATION NOTICE FOR THE TIMES HERALD

Under Act No. 587, Approved May 16, 1929 P.L., 1784

As Amended by Act No. 520 of July 5, 1947

NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN & FY 2015 ANNUAL ACTION PLAN FOR THE MUNICIPALITY OF NORRISTOWN, PA

Notice is hereby given that the Municipality of Norristown, Montgomery County, PA has prepared a Five Year Consolidated Plan for FY 2015-2019 and an Annual Action Plan for FY 2015. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning Friday, March 6, 2015 at the following locations:

Norristown Municipal Hall
235 East Airy Street Norristown, PA 19401

Montgomery County-Norristown Public Library
1001 Powell Street Norristown, PA 19401

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until April 7, 2015. Comments may be directed to Mr. Michael Allen, Assistant Director of Planning and Municipal Development, Norristown Municipal Hall, 235 East Airy Street, Norristown, PA 19401, (610) 270-0452

A public hearing will be held on Tuesday, March 17, 2015 at 5:00 PM in the Council Chambers of the Norristown Municipal Building. The purpose of the public hearing is to present the FY 2015-2019 Five Year Consolidated Plan for the Municipality's housing and community development needs, and the FY 2015 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$812,640. The Council Chambers of the Norristown Municipal Building are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, please contact Michael Allen, Assistant Director of Planning and Municipal Development, at (610) 270-0452, to make those arrangements. The Municipality intends to submit these documents to HUD on or before April 13, 2015.

The proposed Five Year Consolidated Plan and FY 2015 Annual Action Plan were prepared after conducting a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the Municipal staff and officials, and the result of a community wide survey questionnaire.

The following CDBG activities are proposed for funding under the FY 2015 Annual Action Plan:

- 1. Owner Occupied Housing Rehabilitation \$171,112
2. Housing Rehab Technical Support \$35,000
3. Code Enforcement \$160,000
4. Fair Housing \$35,000
5. Severe Service Fire Engine \$60,000
6. Small Business Activities \$45,000
7. Program Administration \$162,528
8. Section 108 Loan Interest Payment \$24,000
9. Simmons Park Improvement Project \$80,000
10. Code Enforcement - Camera Installation \$10,000
11. Riverfront Park Improvement Project \$30,000

Total FY 2015 CDBG Funds for Project Activities = \$812,640

If the Municipality would undertake an activity that would result in the displacement of families or individuals, then the Municipality would utilize its policy for minimizing such displacement. Furthermore, the Municipality is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds under the FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan.

Written or oral comments may be addressed to Michael Allen, Assistant Director of Planning and Municipal Development, Norristown Municipal Hall, 235 East Airy Street, Norristown, PA 19401. Persons with hearing and/or speech impediments may contact the Municipality via (610) 270-0420.

Jayne Musonye

State of Pennsylvania)

County of Montgomery)

SS.

General Manager or Ad Director of THE TIMES HERALD, of the County and State aforesaid, being duly sworn, deposes and says THE TIMES HERALD, a newspaper of general circulation, published at Markley, Ann and Airy Streets, Borough of Norristown, County and State aforesaid, was established January 1, 1923, since which date THE TIMES HERALD has been regularly issued in said county, and that the printed notice of publication attached hereto, is exactly the same as was printed and published in the regular edition and issues of THE TIMES HERALD on the following dates:

VIZ

The 4 day of March A.D. 2015

Affiant further deposes that she/he is an officer duly authorized by THE TIMES HERALD PUBLISHING COMPANY, INC, a corporation, General Manager or Ad Director of THE TIMES HERALD, a newspaper of general circulation to verify the foregoing statement under oath, and affiant is not interested in the subject matter of the aforesaid notice of advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

[Signature]

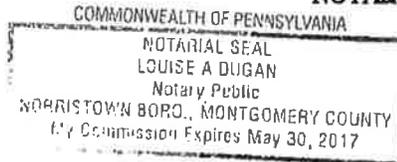
General Manager or Ad Director - The Times Herald

Sworn and subscribed before me this

11 day of March, 2015

[Signature]

NOTARY PUBLIC





Municipality of Norristown, Pennsylvania –
 FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
 Second Public Hearing
 Tuesday, March 17, 2015, 5:00 PM

Name	Organization	Phone Number	Email Address
Michelle Sanders	NORRISTOWN PLANNING	610 270-0455	MSAMPLESC@norristown.org
Karl M. Haylund	Urban Design Ventures, LLC	412-461-6916	Karl@urban-design-ventures.com
Katherine Curves	UDV	412-461-6916	Katie@urban-design-ventures.com
Jayne Murray	Planning Dept. Norristown	610-270-0450	jmmurray@norristown.org



**MUNICIPALITY OF NORRISTOWN, PA – CDBG PUBLIC HEARING
FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN
FY 2015 – FY 2019**

March 17, 2015

**Norristown Municipal Hall
235 East Airy Street
Norristown, PA 19401**

Opening Remarks – Ms. Jayne Musonye, Director, Department of Planning and Municipal Development

Introduction of Urban Design Ventures Consultants – Ms. Jayne Musonye

Presentation by Urban Design Ventures

Overview:

- What a Consolidated Plan and an Annual Action Plan?
- What is the process of preparing a Consolidated Plan and an Annual Action Plan?

The Municipality of Norristown will receive the following Federal funds during the FY 2015 program year:

Entitlement Funds	Amount
FY 2015 CDBG Funds	\$ 812,640.00
Totals:	\$ 812,640.00

FY 2015 Annual Action Plan Schedule:

- **First Public Hearing** – Monday, September 8, 2014 at 6:00 PM
- **FY 2015 Annual Action Plan went on Public Display** – Friday, March 6, 2015
- **Second Public Hearing** – Tuesday, March 17, 2015 at 5:00 PM
- **Vote to Advertise the Ordinance** – Tuesday, March 17, 2015 at 6:30 PM
- **End of Plans on Public Display** – Tuesday, April 7, 2015
- **Municipal Council Approval of the Ordinance** – Tuesday, April 7, 2015
- **Plans to be submitted to HUD Philadelphia Office** – Monday, April 13, 2015
- **Program Year Begins** – March 1, 2015

Five Year Priorities:

The following priorities and goals have been identified for the Municipality of Norristown for the period of FY 2015 through FY 2019 for the Community Development Block Grant (CDBG) Program:

A. HOUSING PRIORITY – (High Priority)

There is a need to improve the quality of the housing stock in the community and to increase the supply of affordable, decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers.

Goals/Strategies:

HS-1 Housing Rehabilitation - Continue to rehabilitate the existing owner-occupied housing in the Municipality through interest free loans to homeowners to rehabilitate their homes. (High priority)

HS-2 Housing Construction - Increase the supply of affordable, decent, safe, sound, and accessible housing for owners and renters in the Municipality through rehabilitation and new construction (Low priority)

HS-3 Fair Housing - Promote fair housing choice through education and outreach in the Municipality. (High priority)

HS-4 Home Ownership - Assist households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training. (High priority)

B. HOMELESS PRIORITY – (Low Priority)

There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.

Goals/Strategies:

HO-1 Continuum of Care - Support the Montgomery County Continuum of Care's efforts to provide emergency shelter, transitional housing, and permanent supportive housing in non-impacted areas outside the Municipality of Norristown. (Low priority)

HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless in non-impacted areas of the County, outside the Municipality of Norristown. (Low priority)

C. OTHER SPECIAL NEEDS PRIORITY – (Low Priority)

There is a need for housing, services, and facilities for persons with special needs.

Goals/Strategies:

SN-1 Housing - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing. (Low priority)

D. COMMUNITY DEVELOPMENT PRIORITY – (High Priority)

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the Municipality of Norristown.

Goals/Strategies:

CD-1 Community Facilities - Improve the Municipality's public and community facilities and infrastructure. (High priority)

CD-2 Infrastructure - Improve the public infrastructure through rehabilitation, reconstruction, and new construction. (High priority)

CD-3 Public Services - Improve and increase public safety, municipal services, and public service programs throughout the Municipality. (High priority)

CD-4 Code Enforcement - Undertake code enforcement activities to ensure compliance with local codes and ordinances. (High priority)

CD-5 Public Safety - Improve public safety facilities, equipment, and ability to respond to emergency situations. (High priority)

E. ECONOMIC DEVELOPMENT PRIORITY – (High Priority)

There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of residents in the Municipality of Norristown.

Goals/Strategies:

ED-1 Employment - Support and encourage new job creation, job retention, employment, and job training services. (High priority)

ED-2 Financial Assistance - Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans. (High priority)

ED-3 Redevelopment Program - Plan and promote the development and redevelopment of the downtown business district. (High priority)

F. ADMINISTRATION, PLANNING, AND MANAGEMENT PRIORITY – (High Priority)

There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goal/Strategy:

AM-1 Overall Coordination - Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations. (High priority)

FY 2015 Budget:

The following CDBG activities are proposed for funding under the FY 2015 Annual Action Plan:

1. Owner Occupied Housing Rehabilitation	\$171,112
2. Housing Rehab Technical Support	\$35,000
3. Code Enforcement	\$160,000
4. Fair Housing	\$35,000

5. Severe Service Fire Engine	\$60,000
6. Small Business Activities	\$45,000
7. Program Administration	\$162,528
8. Section 108 Loan Interest Payment	\$24,000
9. Simmons Park Improvement Project	\$80,000
10. Code Enforcement – Camera Installation	\$10,000
11. Riverfront Park Improvement Project	\$30,000
Total FY 2015 CDBG Funds for Project Activities	= \$812,640

Comments

Closing Remarks – Ms. Jayne Musonye

Adjournment – Ms. Jayne Musonye

Second Public Hearing – Municipality of Norristown

Tuesday, March 17, 2015 @ 5:00 PM in Council Chambers

In attendance: Jayne Musonye, Director of Planning and Municipal Development; Michelle Samples, Grants Administrator; Karl Haglund, Consultant; and Katie Baurnes, Consultant

- The meeting opened at 5:00 pm. Jayne Musonye stated the purpose of the public hearing and the announcement that appeared in the local newspaper. She then reviewed the FY 2015 CDBG budget and Five Year Priorities, Goals, and Objectives for FY 2015-2019.
- No oral or written comments were received, since no one was in attendance. The meeting closed at 5:30 pm.



Surveys

D1 CLASSIFIED

Friday, November 7, 2014 » MORE AT FACEBOOK.COM/TIMESHERALDPA AND TWITTER

Public Meeting Notice

Municipality of Norristown Resident Survey for the Five Year Consolidated Plan and Annual Action Plan

The Municipality of Norristown is preparing its FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan for the Community Development Block Grant (CDBG) Program. As part of the planning process, the Municipality is conducting a survey to identify residents' needs in the community and ideas on how residents would like to see funds budgeted under the CDBG Program. Paper versions of this confidential survey are available at the following locations:

Office of the Municipal Manager
Norristown Municipal Building
235 East Airy Street, Norristown, PA 19401

Montgomery County-Norristown Library
100 Powell Street
Norristown, PA 19401

Please complete the survey and return them to the Municipality of Norristown, Planning & Municipal Development Offices on the 2nd Floor of the Municipal Building, located at 235 East Airy Street, Norristown by Friday, December 12, 2014.

In addition, you can complete the survey online:
<https://norristown.org/news/334>

Thank you for your assistance in helping us to identify residents' needs in Norristown.
NTH 11/7, 11/14, 11/21 -1a

Public Meeting Notice

Bids & Proposals

INVIT

Plymouth Township will re PAL BUILDING FLOORING delineated in the specification November 26, 2014 at the Conference Room A, 700 Belvoir F nia 19462 at which time an and read aloud.

Contract Documents and the Greater Plymouth Township Meeting, PA 19462, copies may be obtained in and 4:00 p.m., Monday through fundable fee of thirty-five dollars specifications. Written request specifications to be mailed fundable payment of forty dollars

Each bid must be enclosed in 8 1/2" x 11", plainly marked "REPLACEMENT PROJECT" certified check or bid bond TOWNSHIP executed by the amount equal to ten (10%) of bid shall be delivered to the ship Municipal Building, 70 Pennsylvania 19462, no later November 26, 2014.

There will be a mandatory Plymouth Township Municipal Meeting, PA 19462 on November 20, 2014.

The successful bidder will satisfactory Performance and Materials Bond in the amount of Maintenance Bond in the amount of Price. The successful bidder Wages, as set forth by the and Industry.

Compliance with certain requirements required by all bidders. Section which is hereby incorporated into Bid, contains a list of status and is required where applicable are available for inspection

PLYMOUTH TOWNSHIP hereby or all bids submitted, or on the right to waive any information received, when, within the specified rejection or waiver is in the

A period not to exceed sixty days of reviewing the bids at bidders, prior to awarding of

PLYMOUTH TOWNSHIP
Karen B. Welton
NTH 11/7 -1a

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, November 17, 2014, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

STEPHEN PERCHICK/MMCO, LLC/ DBA AUDI CONSHOHOCKEN: On an application for an elimination of conditions 2, 3, and 4 imposed by the Zoning Hearing Board on its Order dated August 16, 2004 in the application of Scott Kotcamp.

The property is located at 1223 West Ridge Pike in a "Commercial" Zoning District.

DR. GARY AND EVELYN LITMAN: On an application for an amendment of condition 1 imposed by the Zoning Hearing Board on its Order dated November 23, 2009 in the application of Gary and Evelyn Litman and a variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1600.B.

The Variances requested are as follows: Applicant wishes to amend Condition #1 to eliminate any expiration of the relief granted in 2009; amend Condition #1 to redefine the permitted use as "Medical Office"; amend Condition #1 to permit the addition of a second professional with a maximum total of five (5) employees (i.e. 2 professionals and 3 support staff). The applicant is also requesting a ground mounted freestanding business identification sign measuring 16.33 square feet, where a maximum of 125 square inches are permitted.

The property is located at 1333 Germantown Pike in "B" Residential Zoning District.

Any citizen of Plymouth Township or person of interest may attend the public hearing and have an opportunity to be heard.

PLYMOUTH TOWNSHIP ZONING HEARING BOARD
David Conroy, Zoning Officer

NTH 10/31, 11/7 -1a

Notice is hereby given that at the

Estates Notices

nia.
Estate Representative
Peter Dumczyk
c/o James D. Wolman, Esq.
53 N. Duke Street, Suite 300
Lancaster, PA 17602
NTH 10/24, 10/31, 11/7 -1a

**MUNICIPALITY OF NORRISTOWN, PA – CONFIDENTIAL RESIDENT QUESTIONNAIRE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM NEEDS**

The Municipality of Norristown, Pennsylvania is preparing its CDBG Program FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan. As part of the planning process, the Municipality is conducting a survey to identify residents' needs in the community and ideas on how the residents would like to see funds under the CDBG Program spent. Please take a few minutes and complete this **confidential questionnaire** to the best of your ability. If you are unsure of an answer, or the question does not apply to you, please feel free to skip that question. Thank you for your assistance in helping us to identify residents' needs and fair housing issues in the Municipality. When completed, please return completed survey to the **Planning & Municipal Development, 235 East Airy Street, 2nd Floor, Attn: Mike Allen, Norristown, PA 19401** or complete it online at <http://norristown.org/>. The Municipality would appreciate your response by **December 12, 2014**.

1. **What is your street name and ZIP Code where you live in the Municipality of Norristown?**

Street Name _____ ZIP Code: _____

2. **Gender:** Male Female

3. **Race/Ethnicity (choose all that apply):**

- White Black or African-American American Indian or Alaskan Native Asian
 Native Hawaiian/Pacific Islander Hispanic or Latino Some Other Race Two or More Races

4. **Age:** 17 or younger 18-20 21-29 30-39 40-49 50-59 60 or older

5. **Number of persons living in your household?** One Two Three Four Five Six +

6. **What is the approx. total family income per year based on the number of persons in your household?**

- | | | | | | |
|--------------------|--------------------------|----------------|--------------------|--------------------------|----------------|
| 1 person household | <input type="checkbox"/> | over \$44,150 | 4 person household | <input type="checkbox"/> | over \$63,050 |
| | <input type="checkbox"/> | under \$44,150 | | <input type="checkbox"/> | under \$63,050 |
| 2 person household | <input type="checkbox"/> | over \$50,450 | 5 person household | <input type="checkbox"/> | over \$68,100 |
| | <input type="checkbox"/> | under \$50,450 | | <input type="checkbox"/> | under \$68,100 |
| 3 person household | <input type="checkbox"/> | over \$56,750 | 6 person household | <input type="checkbox"/> | over \$73,150 |
| | <input type="checkbox"/> | under \$56,750 | | <input type="checkbox"/> | under \$73,150 |

7. **Are you a homeowner?** Yes No 8. **Are you a renter?** Yes No

9. **What improvements to the recreational facilities would you like to see? Please list:**

10. **Are there any problems in your neighborhood with the following (choose all that apply):**

- Public Safety Streets Curbs/Sidewalks Handicap access Parking
 Traffic Storm sewers Sanitary sewers Litter Property Maintenance

Other:

11. **What, if any, medical care is missing or lacking in the Municipality of Norristown and the surrounding area? Please list:**

(Turn Over to Complete)

12. Do you use any of the social service programs available in the Municipality? Yes No
If yes, what programs do you use?

13. Are there any programs or services that are missing or under-funded in the Municipality?
Please list:

14. Are there any employment issues in the Municipality of Norristown? Please list:

15. Are there any housing issues in the Municipality of Norristown? Please list:

16. Are there any fair housing issues in the Municipality of Norristown? Please list:

17. Are there any additional comments or concerns that you wish to share?

**MUNICIPALIDAD DE NORRISTOWN, PA – CUESTIONARIO CONFIDENCIAL RESIDENCIAL
NECESIDADES PARA LOS PROGRAMAS DE SUBSIDIO DE DESARROLLO COMUNITARIO
[COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME
INVESTMENT PARTNERSHIP PROGRAMS NEEDS]**

La Municipalidad de Norristown, Pennsylvania está preparando su Plan Consolidado de Cinco Años y su Plan de Acción Anual para los programas de CDBG. Como parte del proceso de planificación, la municipalidad está llevando a cabo una encuesta para identificar las necesidades de los residentes en la comunidad, ideas en como los residentes les gustaría que se utilizaran los subsidios de CDBG, y preocupaciones sobre la igualdad de vivienda, como acciones de discriminación y obstáculos que podrían limitar las opciones de viviendas para familias e individuos. Por favor tome unos minutos para completar esta **encuesta confidencial** lo mejor que pueda. Si no está seguro como contestar o la pregunta no le aplica, siéntase libre de ignorar esa pregunta. Gracias por su asistencia en ayudarnos a identificar las necesidades de nuestros municipalidadanos y de temas relacionados con la igualdad de vivienda. Cuando complete la encuesta, por favor regrésela a la siguiente dirección: Municipality of Norristown, C/O The Planning and Municipal Development Department, O COMPLETE EN LINEA EN LA PAGINA <http://www.norristown.org/> (en ingles). La municipalidad le agradece su respuesta para el viernes, 12 de Diciembre 2014.

1. **¿Cuál es el nombre de la calle y el código postal donde vive en la Municipalidad de Norristown?**

Nombre de la Calle: _____ Código Postal: _____

2. **Género:** Masculino Femenino

3. **Raza/Etnicidad (Seleccione todos los que apliquen):**

Blanco Negro o Africano-Americano Indio Americano o Nativo de Alaska Asiático
 Nativo Hawaiano/ Isleño Pacifico Hispano o Latino Otra Raza Dos Razas o mas

4. **Edad:** 17 o más joven 18-20 21-29 30-39 40-49 50-59 60 o mas

5. **¿Número de personas que habitan en su hogar?** Una Dos Tres Cuatro Cinco Seis+

6. **¿Cuál es el ingreso anual total de su familia basado en el número de personas que habitan en su hogar?**

Hogar de 1 persona	<input type="checkbox"/> más de \$44,150	Hogar de 4 personas	<input type="checkbox"/> más de \$63,050
	<input type="checkbox"/> menos de \$44,150		<input type="checkbox"/> menos de \$63,050
Hogar de 2 personas	<input type="checkbox"/> más de \$50,450	Hogar de 5 personas	<input type="checkbox"/> más de \$68,100
	<input type="checkbox"/> menos de \$50,450		<input type="checkbox"/> menos de \$68,100
Hogar de 3 personas	<input type="checkbox"/> más de \$56,750	Hogar de 6 personas	<input type="checkbox"/> más de \$73,150
	<input type="checkbox"/> menos de \$56,750		<input type="checkbox"/> menos de \$73,150

7. **¿Es usted dueño de vivienda?** Sí No

8. **¿Usted es rentero?** Sí No

9. **¿Qué mejoras o instalaciones recreacionales le gustaría ver? Por favor indique:**

10. **Existe algún problema en su vecindario con lo siguiente (seleccione todo lo que aplique):** Seguridad

Publica Calles Bordillos o Aceras Acceso para minusválidos Estacionamiento
 Trafico Alcantarillados Pluviales Alcantarillado Sanitario Basura Mantenimiento de Propiedad

Otro:

11. **¿Cual, si algún, cuidado médico esta escaso o hace falta en la Municipalidad de Norristown o áreas circunvecinas? Por favor indique:**

12. **¿Usa usted algún programa de servicio social disponible en la Municipalidad de Norristown?** Sí No

(Volver la Página para Completar)

¿Si responde sí, cuales programas utiliza usted?

13. ¿Existe algún programa o servicio que hace falta o esta insuficientemente financiado en la municipalidad? Por favor indique:

14. ¿Existen problemas de empleo en la municipalidad? Por favor indique:

15. ¿Existen problemas sobre vivienda en la Municipalidad de Norristown? Por favor indique:

Problemas de equidad de vivienda o impedimentos incluyen cualquier acto o barrera que limita sus opciones de vivienda a familias o individuos. Impedimentos a equidad de vivienda o opción de vivienda se define como acciones o omisiones o decisiones que restringen o tienen el efecto de restringir la disponibilidad de opciones de vivienda basado en raza, color, religión, género, discapacidad, o estado familiar o origen de nacionalidad.

16. ¿En su opinión, los residentes de la Municipalidad de Norristown tienen el conocimiento de cómo reportar problemas o violaciones de Vivienda Justa? Si No Inseguro

17. ¿Cuáles piensa usted son las razones principales por las que no se reportan quejas sobre equidad de vivienda?

18. Favor de evaluar si las siguientes situaciones resultan en más discriminación o barreras de Equidad de Vivienda en la Municipalidad de Norristown:

	Totalmente de Acuerdo	De Acuerdo	Neutral/ Inseguro	En Desacuerdo	Totalmente en Desacuerdo
Concentración de viviendas sociales o subvencionadas en ciertos vecindarios	<input type="checkbox"/>				
Falta de vivienda asequible en ciertas áreas	<input type="checkbox"/>				
Falta de vivienda accesible para personas con discapacidad	<input type="checkbox"/>				
Falta de accesibilidad en los barrios (es decir cortes en aceras)	<input type="checkbox"/>				
Falta de Educación de equidad de vivienda	<input type="checkbox"/>				
Falta de organizaciones de equidad de vivienda en la municipalidad	<input type="checkbox"/>				
Leyes Estatales o locales y políticas que limitan la elección de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los residentes en cuanto a la equidad de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los propietarios y gerentes de propiedades sobre la equidad de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los agentes de bienes raíces sobre equidad de vivienda	<input type="checkbox"/>				
Falta de conocimientos entre los banqueros/prestamistas sobre la equidad de vivienda	<input type="checkbox"/>				
Otras barreras / impedimentos	<input type="checkbox"/>				

19. ¿Tiene comentarios adicionales o otras preocupaciones que le gustaría compartir?

(Volver la Página para Completar)

Resident Survey Summary:

As a part of the consolidated planning process, the Municipality of Norristown distributed a Resident Questionnaire in both English and Spanish. The Municipality distributed surveys at to agencies to pass along to their clients, and published a newspaper ad on November 7, 2014 to advertise the availability of the survey to residents. The Spanish and English versions of the survey were also posted on the Municipality's website at <https://norristown.org/news/334>. There were 184 questionnaires completed and returned.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 68.2%.
- The majority (59.5%) of respondents are White.
- Over one-third are over the age of 50 (35.9%), with those between 30 and 50 make up nearly half (49.8%) of all respondents.
- Of those that answered the question, 42.8% are low- to moderate-income for their family size.
- Nearly half, at 48.9%, come from two or three-person households.
- 80.3% are homeowners.

Notable Needs

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Litter – 48.8%
- Public Safety – 47.2%
- Streets – 44.0%
- Property Maintenance – 42.4%
- Parking – 38.4%
- Curbs and Sidewalks – 29.6%
- Traffic – 27.2%
- Storm Sewers – 17.6%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 29.8% said they would like better maintenance and cleaning of the park, as well as have improvements made on the equipment and facilities.
- 15.4% mentioned a desire for additional community centers and more community programming for families and youth.
- 8.65% would like to see more trash cleanup and better looking trash bins.
- 6.7% stated they would like more afterschool activities and cleaner play areas for children.
- Other recreation needs included:
 - More cultural activities
 - Larger focus on neighborhood safety
 - Better lighting for facilities
 - More walking trails

Medical:

- 43.75% mentioned the need for a hospital or urgent care center within Norristown limits.
- 37.5% mentioned "medical care" as a need, however, the type of care varied, and included: Autism care, addiction care, care for seniors, and care for teenagers.
- 6.25% state they would like more mental health services.

Social Services:

- Only 8.3% of respondents indicated that they used social services.
- 30.8% of respondents mentioned using "CTC" or Communities that Care.

Programs that are Missing or Under-funded:

- 25.0% mentioned that more funding should be made available for childcare services and daycares.
- Other notable requests for programs include: weatherization, services for formerly incarcerated persons, and homeless prevention.
- There is also a comment focused on the need for social services for people 55 years and older.

Employment:

- 32.8% identified the need for more employers within Norristown.
- 10.3% said that the jobs that are available do not have wages that are high enough or attractive enough.
- 6.9% mentioned a lack of skills training for the populace.
- Other employment comments stated a desire for investing in the town to attract more employers.

Housing:

- 34.8% said that there are simultaneously too many people per converted house, and too many abandoned and dilapidated houses.
- 14.5% specifically mentioned absentee or negligent landlords or "slumlords," as well as lack of screening of tenants as major contributors to the blight and unsafe conditions in their neighborhood.
- 13.04% said there are too many Section 8 and low-income housing options in the Municipality, which results in an increase in rent for those that do not qualify for Section 8.
- 13.04% also mentioned there are too many renters and not enough homeowners that are invested in the community.
- Other housing issues/needs include code enforcement/inspection, and a desire for cleaner looking homes.

Reasons Fair Housing Complaints Are Not Reported:

- 16.7% said that there are too many Section 8 Vouchers within Norristown.

Additional Comments or Concerns:

- Blighted abandoned properties and unkempt rental properties are keeping businesses and prospective homeowners from the area.
- Some stated that school violence has become an issue.
- Some respondents want to instill pride and a sense of community among other residents in Norristown.
- Stop signs are being ignored or are not clearly visible in certain intersections, which have resulted in about a dozen accidents within the past year.



Agency/Organization Meetings

**MUNICIPALITY OF NORRISTOWN, PENNSYLVANIA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization:

Address:

Contact:

Title:

Phone:

Fax:

E-Mail:

Brief description of programs your agency provides:

Does your organization provide any services or programs for the following?

Social/Human Services:

Housing:

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

What are the unmet community and economic development needs in Norristown?

What are the unmet housing needs in Norristown?

What are the unmet social service needs in Norristown?

What, if any, are the Fair Housing issues in Norristown?

Comments/Suggestions (if any):

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Municipality of Norristown, Pennsylvania –
FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
Housing Agencies Group Meeting
Thursday, November 6, 2014, 9:30 AM

Name	Organization	Phone Number	Email Address
JOEL JOHNSON	MONT CO HOUSING AUTHORITY	610-275-5720 x315	joel.johnson@ montcoha.org
Marianne Lynch	Habitat for Humanity	610-278-7710	Mlynch@habitatontco. org
Charles TORNETTA	CEC (TORNETTA ASSN)	610-279-4000	C TORNETTA @ TORNETTA.COM



Municipality of Norristown, Pennsylvania –
 FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
 Homeless Agencies Group Meeting
 Thursday, November 6, 2014, 8:00 AM

Name	Organization	Phone Number	Email Address
ELENA BAKER	Montgomery Co CADCOM	610 X118 277-6363	e.baker@CADCOM.ORG
Carlynn K. Mayruga	MONTGOMERY COUNTY DEPT. OF HOUSING & COMM. DEV.	610) 278-3360 Ext 5144	cmayruga@montcopa.org
Genny O'Donnell	RHD - Coordinated Homeless Outreach Center	(610) 272-9244	geny40@chd.org



Municipality of Norristown, Pennsylvania –
 FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
 Fair Housing Agencies Group Meeting
 Thursday, November 6, 2014, 11:00 AM

Name	Organization	Phone Number	Email Address
Elizabeth Wood Fritsch	Legal Aid of Southeastern Pennsylvania	610-275-5500 ext 117	efritsch@laspa.org
Hilary Bowen	Fair Housing Rights Center	509-481-3884	hbowen@fairhousingrights.org



Municipality of Norristown, Pennsylvania –
 FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
 Community and Economic Development Agencies Group Meeting
 Thursday, November 6, 2014, 1:00 PM

Name	Organization	Phone Number	Email Address
Anthony Goess	Citizens Bank	(610) 260-2271	Anthony.Goess@citizensbank.com
OSCAR P. VANCE JR.	VANCE COMMUNITY PARTNERS INC & CENTRE THEATRE	610-260-0419	OVANCE@VANCE-US.COM
MARK CHALPHIN	GREATER NORRISTOWN CHURCH & SOCIETY CHALPHIN ASSOC.	610-279-8290	MCHALPHIN@PCATITLE.COM
Dr. J.M. DIMINO	MONTGOMERY COUNTY HEALTH DEPT	610-278-5120	J.DIMINO@MONTGOMERY.ORG
JIM WILLIAMS	ASSETS MONTCO	610-275-3520	ASSETS.MONTCO@BEE.NET
Denise Ashe - President/CEO	Montgomery City OIC	610-279-9700	denise@montcoic.org



Municipality of Norristown, Pennsylvania –
 FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan
 Social Service Agencies Group Meeting
 Thursday, November 6, 2014, 2:00 PM

Name	Organization	Phone Number	Email Address
Vivian Schorle	Norristown Area Communities Family Services	610-630-2111 x257	vschorle@fsmantco.org
Michele Boardman	AHEAD	(215) 885-2060 x54018	michele.boardman@ahead.org
Yvonne Platts	Center 4 Youth	484-213-7088	yolam141@gmail.com
Denise Ashe	Montgomery County D.I.C	610-219-9700	dashe@montco.dc.org

Meeting with Building and Code Enforcement

Wednesday, November 5, 2014 @ 4:00 PM

In attendance: Bob Heil, Vice President of Code Inspections, Inc.; Karl Haglund, Consultant; and Katie Baurnes, Consultant

- Bob Heil, the Vice President of Code Inspections, Inc., was brought in to bring the department up to speed as the Interim Director.
- There are about 25 structurally unsound properties in Norristown.
- Norristown has about 38 blighted properties, apart from the 25 unsound properties.
- There is no true number available for how many properties are uninhabitable.
- Norristown currently has 6 code inspectors on staff, concentrating on 6 specific zones in the Municipality.
- There are 3 inspectors concentrated on the 3 primary blighted areas in Norristown.
- One inspector on the staff "floats" to where help is needed the most.
- There is one inspector assigned to multi-family units, one inspector assigned to new rentals or the sale of rentals, and one assigned to commercial rentals/Historical Architectural Review Board.
- The entire downtown area of Norristown is designated as a historic district.
- Norristown has about 7,800 rental units.
- Many citations are issued to rental properties.
- Inspectors can write citations and attend the court hearings, which can be a long process.
- Judges often side with property owners, giving them time to rectify unsafe structures.
- Very few units are demolished each year in Norristown.
- High grass is the most common complaint that the Code Enforcement Department receives.
- Norristown also receives other complaints regarding the exterior of structures, including deteriorating wooden frames.
- Norristown follows the 2009 International Property Maintenance Code.
- The Municipality will hire people to clean and board up properties if the owners don't secure their properties.
- Economics plays a big role in property violations and blight. Economic issues mostly affect homeowners, although some landlords also deal with economic concerns which affects the quality of their properties.
- Landlords are required to renew their rental licenses annually. The cost of renewal is \$60 per year.
- Rental sites are subject to possible inspection each year. The intention is to complete regular inspections, however, the inspections are not happening as regularly as they should.
- The priority of rental inspections is low right now. No inspections will occur until August at least.
- There are no provisions for inspections and tenant turnover.
- Some of the inspection costs are skewed due to manpower.
- Re-inspections: The first is free and each subsequent re-inspection is \$25. The registration is terminated if there is no compliance. Tenants are not removed unless the unit is deemed uninhabitable.

- Norristown needs better software to examine owner's addresses versus addresses of residences throughout the County.
- Section 8 housing units can be inspected, but Norristown is not keeping track of the units they inspect that are Section 8. The Department has no way of knowing if a unit is Section 8 or not.
- Norristown is seeing improvements in housing rehabilitation. More repairs are being made to existing housing, but few new housing is built. Many of the repairs do not require permits. According to state law, the repairs would need to involve structural alterations for a permit to be issued.
- Issues with commercial properties stem from changes occurring without the proper occupancy permits.
- Norristown's infrastructure is good. The Municipality is well built up. New developments are being placed in areas that need revitalization.
- Most of the housing complaints stem from the inaction of landlords in addressing tenant issues.
- Norristown is working on a new project in hopes of engaging and educating landlords.
- Several of Norristown's inspectors are also fire fighters. The inspectors have a good relationship with the police and fire departments.
- It is difficult to re-motivate people to be more compliant. Morale can often be low with inspectors when they know that changes are not being made. Morale can be low with residents when they feel that their complaints are not heard, nor addressed.
- Norristown needs stronger outreach to the community to get involvement and compliance from landlords.
- The Neighborhood Blight Reclamation and Revitalization Act of 2011 gives the right to inspectors to withhold permits.
- Norristown needs to begin revitalizing potential areas to attract developers.
- There are over 3,400 rental properties, which is too many when considering the size of Norristown.

Meeting with Planning and Municipal Development

Monday, September 8th, 2014 at 2:00 pm in 2nd Floor Office

In attendance Mike Allen, Assistant Director of Planning and Municipal Development; Jayne Musonye, Director of Planning and Municipal Development; and Karl Haglund, Consultant

- Norristown needs to continue to rehabilitate its housing stock.
- The Municipality needs to continue to assist with home ownership.
- The Municipality needs to create jobs.
- The Municipality needs to continue to focus on the downtown area and build upon it.
- The Distillery Project received a \$100,000 grant from the Municipality.
- The PNC Bank Building Condo Project received RACP funds.
 - Phase 1 of the project includes 16 condos.
 - The rest will be developed to meet the demand.
- Norristown has developed a "Downtown Norristown" marketing brochure.
- Numerous park and street projects have been completed over the years.
- Norristown will pay for the fire truck over the next 4 years at \$61,625.84 per year.
 - The time period runs from August, 2012 through August, 2018.
 - The total amount paid is \$431,380.88.
- The Municipality would like to develop new housing around its transportation hubs.

Meeting with the Fire Department

Monday, September 8th, 2014 @ 4:00 pm in 2nd Floor Offices

In Attendance: Thomas O'Donnell, Fire Chief; Katie Baumes, Consultant; and Karl Haglund, Consultant

- Norristown needs a new ladder truck, which costs \$700,000. The current truck is 19 years old.
- The Department needs a new engine replacement, which costs \$470,000.
- The Department needs a new quint combination, which includes the fire truck and ladder for \$700,000.
- The Department has reduced its fleet by 26%.
- The Fire Department needs these items to keep the ISO (Insurance Service Office) rating.
- The Department's ISO rating is currently a 4.
- NFPA (National Fire Protection Association) is responsible for setting the standards.
- The Department has 20 full time fire personnel and 40 volunteer fire personnel.
- Norristown currently has 4 fire stations.
- The Municipality closed a fire station in January of 2012.
- The stations are owned by the fire companies.
- Norristown receives 1,300 calls per year, which translates to 400 calls per square mile.
- The EMS is owned by a third party company.
- The Norristown Fire Department provides fire, rescue (re: persons trapped in a car) and awareness (re: hazmat issues).
- There are approximately 12 major fires per year in Norristown.
- The Municipality does a lot of fire prevention education, including the following:
 - Free smoke alarms
 - Educational trailers
- Norristown leases the fire plugs from the water company at \$80,500 per year.
- The Municipality needs to demolish vacant property and create new homeownership.

Meeting with Municipal Manager

Wednesday, November 5, 2014 @ 1:00 PM

In attendance: Crandall O. Jones, Municipal Manager; Karl Haglund, Consultant; and Katie Baurnes, Consultant

- Many of the social service agency goals are not in sync with the Municipality's goals. Norristown is over saturated with tax-exempt properties. Some leaders believe that by funding tax-exempt properties or entities, more non-profit organizations are attracted to Norristown.
- There is a need for Norristown to attract investment through business and home ownership.
- Norristown should encourage some social service organizations to relocate outside of the City because many of the organizations are not serving those living in Norristown. Many of the people they serve reside in other areas of Montgomery County.
- Norristown should find a way to help homeowners to remain in their homes so that they are not forced to sell to slum landlords. A 10-year mortgage might be helpful for some.
- Emergency rehab is not enough. It typically only covers heating and plumbing. Often times, homes are still left in dilapidated conditions after emergency repairs are made, and are in need of new paint, porches, etc.
- Mixed income developments are on the rise in Norristown. Arbor Heights and the PNC Bank building were both developed as mixed-income developments.
- The First Time Homebuyer Program is funded by CDBG. Norristown would like to continue successful programs supporting the acquisition, rehabilitation, and resale of properties.
- The current Owner Occupied Rehabilitation program's waiting list decreased from 5 years to 2 years. The program is funded through CDBG and HOME.
- The waiting list to repair structural damage has re-opened after many years. This particular program does not prioritize emergency accessibility issues, but refers to the County's accessibility program if a situation arises where accessibility improvements are required.
- The Owner Occupied program does take accessibility into consideration whenever they are rehabbing a unit. For example, the program may move a bathroom from the upper level to the ground level.
- Norristown tries to avoid demolition. They hope to maintain the architectural features that make the Municipality unique. If necessary, slum and blight removal is organized by the Code Enforcement department.
- Norristown has a very active Historical Architectural Review Board (HARB).
- Norristown needs a community center and park improvements.
- Norristown is applying for DCNR grants for improvements to Simmons Park and Riverfront Park.
- The Enterprise Center has a micro loan program tied to the Norristown general fund.
- Norristown used Delaware Valley Regional Planning Commission (DVRPC) funds to pay for the website and marketing brochure.
- Norristown is committed to the purchase of a new fire truck and small business assistance.
- The Municipality believes job creation is an activity of economic development, rather than public service.

- The Main Street development project encourages mixed use developments with upper floors used as residential units and lower floors used for commercial purposes.
- Norristown is working to recruit businesses with incentives like tax abatement, LERTA and TIFs to locate downtown.
- A new distillery is moving into Norristown. The company was impressed with the historic building that was previously a fire company building.
- Norristown is aiming to attract even larger developments to the area.
- The Lafayette Street Extension Project is under way. The first phase was completed. The funding for the second phase is committed and will begin next year.
- More apartments should be built in gateway cities to Philadelphia, such as Norristown and Chester.
- Local Economic Revitalization Tax Assistance (LERTA) was granted to Norristown for 10 years. LERTA zone designation will allow the development of Westin Hotel luxury rentals targeted at young professionals. The properties are much more affordable and will hopefully be a catalyst to attract more investment and development.
- The Toll Brothers formed a company to develop new, high-end apartments with pools and a clubhouse to attract a different demographic.
- The Pennrose Development was originally scheduled to build 80% market-rate and 20% low income apartments, but changed to 60% low income and 40% market rate, which was rejected by Council.
- There have been rumors that the State is shutting down the Norristown State Hospital, but there is a stipulation to keep patients there for some time. The hospital is trying to coordinate with the Municipality to offer space for recreation, which developers see as a huge opportunity.
- Norristown offers a long term lease to ownership program to individuals 55 years and older. These individuals can retain some ownership of their unit, but are not responsible for maintenance. Currently, there are close to 200 units in 3 apartment buildings used for this purpose.
- Norristown is a walkable community.
- The new high speed rail line from Norristown to King of Prussia is in the planning stage and is about 10 years from completion.
- Market Street is being revitalized with recessed parking, historic lights, and new sidewalks. The second phase of revitalization will begin in 2015.
- Norristown is spending \$9 million to rehabilitate Dekalb Street.
- Main Street in Norristown was converted from a one-way street to a two-way street.
- Lafayette Street is up and coming. Norristown is looking at turning the City around to face the river.

Meeting with Police Department

Wednesday, November 5, 2014 @ 2:00 PM

In attendance: Mark Talbot, Chief of Police; Karl Haglund, Consultant; Katie Baurnes, Consultant

- There is a stark demographic difference between the police and the population of Norristown.
- The Norristown police department would benefit from sensitivity training that focuses on working with marginalized populations.
- The Norristown police department needs to also build bridges between the police force and the community.
- The police department is looking to create space and structures in the "hot spot" areas of Norristown.
- There are no public housing communities in Norristown. The Municipality is not as poor as other communities and does not have the same issues as nearby cities like Allentown and Chester.
- The landlords in Norristown need to be held accountable. The community needs to reach out to them and invite them to meetings. Presently, nothing is being done to encourage landlords to come to the table.
- The Municipality needs to encourage other community members to attend meetings and get involved in conversations in a way that is attractive.
- Absentee landlords throughout Norristown violate rules that are already in place. There is a need for the Municipality to enforce the same rules in a way that makes it financially difficult for "slum landlords" to operate in the way they have been operating in the past.
- Norristown's Code Enforcement Department needs to follow up on repeat offenders and focus on "hot spot" areas. They need to make sure problems are rectified.
- The Municipality's operational and organizational capacity is limited.
- Many of the current systems in place are old and unorganized. There is a need for the Municipality to encourage and facilitate the jump to a digitized organization of information.
- There is a generation gap in the Police Department when it comes to operations and personnel. There is a need for the Police Department to adopt statistical evidence tracking and to digitize operations.
- Police officers do not need to live in the community in order to get the job done. Good police work is about showing residents that the officers care.
- The Municipality needs to educate the children in the community to respect the police. If the children respect the police, then the adults will follow.
- The national crime rate is at the lowest level in 40 years. In the Municipality of Norristown, the crime rate is down 23% year to date.
- The City has had only one homicide this year. There have been no street homicides this year.
- Most shootings in Norristown are a result of unstable drug markets.
- The police department is working to reduce drug issues and illegal guns in Norristown.
- The number of robberies in Norristown is high, although it has also decreased.
- Norristown is working on building better relationships with the Hispanic population.
- The Police Department is not asking about citizenship. They see it as a Federal issue. They don't want to ask, because they don't want victims to be afraid to report crime.

- The Police Department will do anything they can to remove someone from the community if they are dangerous. They will contact INS if necessary to remove a dangerous person if they are not a legal resident.
- Norristown does not spend a great deal of time focusing on prostitution. There is one particular hotel where they work, but the police don't do raids. They believe that resources are more effectively used elsewhere.
- Norristown has a lot of social service programs available to deal with domestic violence.
- Norristown no longer follows the "three-strike rule" for evictions. It is never really the individual tenant that is the problem.
- Norristown has an issue with heroin and prescription pills. The Police Department has seen many heroin overdoses. It is difficult for the Police Department to steer people away from drugs.
- There are discussions that need to take place in terms of professionalism in government to attract and build relationships with developers.
- The school system in Norristown is not a selling point. Administrators in the Norristown school system need to be more engaged in community issues.
- Many people are using Southeastern Pennsylvania Transportation Authority (SEPTA) and coming to Norristown from Philadelphia.
- Norristown would benefit from a community center.
- Riverfront Park needs some improvements.
- The Police Department would like to see more demolitions.
- For low-income residents, Norristown is the only affordable place to live in Montgomery County.
- Section 8 tenants in Norristown are not an issue. Section 8 rentals are usually in better condition than other rental properties. Section 8 housing is inspected each year.
- Tenants lose their voucher if a crime is committed.
- Section 8 housing in Norristown is intended to be used as transitional, rather than generations of a family living in public housing.
- There are not a lot of fair housing issues in Norristown.

Meeting with Public Works

Monday, September 8th, 2014 @ 3:00 pm in Council Chambers Meeting Room

In attendance: Mr. Robert H. Alisson, Director of Public Works and Karl Haglund, Consultant

- Norristown needs to lease heavy equipment. The Municipality needs a street sweeper (\$190,000) and a "hot box" for patching potholes in roads (\$35,000).
- Elm Wood Park Recreation Center (the Municipality's main park) needs the following:
 - Refinish the flooring,
 - Replace timbers, and
 - Replace the roof.
- McCann Park needs new playground equipment.
- Ackey's Park also needs new playground equipment.
- The Municipality needs ADA curb cuts, which cost \$3,500 per corner.
- The Municipality needs to replace some storm inlets in areas that are failing.
- Sewage is handled by the local Sewer Authority (Norristown Municipal Waste Authority).
- Water is supplied by Pennsylvania American Water.
- There is a Master Plan for the Riverfront Park.
- There is no community center in Norristown.
- The Martin Luther King Jr. Park has a water feature.
- Street repairs are needed in low/mod areas.
- There is a need for demolitions, citywide.

Meeting with Community and Economic Development Agencies

Thursday, November 6, 2014 @ 1:00 PM

In attendance: Anthony Goerss, Citizens Bank; Oscar Vance, Vance Community Partners, Inc.; Mark Chalphin, Greater Norristown Corporation; Dr. Jim Dimino, Montgomery County Health Department; Jim Williams, ASSETS Montco; Denise Ashe, Montgomery County Opportunities Industrialization Center (OIC); Karl Haglund, Consultant; Katie Baurnes, Consultant

- The Norristown Citizen's Bank offers free parking in a nearby garage, but there are no parking meters and no convenient parking spots available for quick access to the bank.
- Some of the existing businesses in downtown have been around for a while. Citizen's Bank has a 20 year lease for the space on Main Street. Robert Chalphin Associates, Inc. Insurance Company has been in Norristown for 60 years.
- There is no longer a commercial market in downtown Norristown. Technology has allowed people to access different businesses and services from outside of the City.
- It is difficult to foster both commercial investment and residential development in Norristown, but it is possible. A Norristown office building with an adjacent parking lot received an exception to build 16 new residential units on the parking lot.
- The Municipality would like to have more market rate units of housing for sale. Currently, there are a lot of low-income housing units, and over 60% of the housing stock is rental housing.
- Without assistance, Norristown cannot afford to build new construction units and sell them because the for-sale values of properties will likely be less than the cost to build them. However, there is not much assistance available for developing market rate units.
- A tax abatement program, similar to programs used in Philadelphia, is needed in Norristown.
- Taxes in Norristown are very high. It is difficult for young people to buy property due to high taxes. Some would rather rent housing than buy it in order to avoid paying the taxes.
- High tax rates can make or break plans for developers and potential investors in Norristown.
- Norristown must determine if it can target tax abatement in certain neighborhoods, similar to what was done in Pittsburgh.
- Tax abatement can help with the problem of high construction costs vs. low rents. Norristown needs the taxing authorities to get on board with the concept of a tax abatement program.
- Subsidized housing makes up a large percentage of new construction in many built up cities. Mixed-use developments with upper level apartments and lower level retail space work well when looking at adaptive reuse of existing buildings.
- Progressive Housing Ventures, LLC received funding from the County Trust Fund and by way of subsidies for mixed-income developments. One of their developments in Norristown will have 24 units of for-sale housing. At first, Council thought the model would be too dense. The development is now underway in Norristown.
- Norristown should consider applying for historic tax credits.
- Norristown is the county seat in Montgomery County. Many people have to come to Norristown for something.
- Crime and the perception of crime is the biggest deterrent for investment in Norristown.

- Montgomery County is one of wealthiest counties in the State, but Norristown (the county seat) has very little business and/or investment.
- Norristown should consider what made other areas of Montgomery County successful and how it can replicate or build from some of their neighbors' successes.
- There is a need for harmony between the government administration, code enforcement officers, developers, public safety personnel, and other agencies.
- There was a proposal to locate a branch of Children's Hospital of Philadelphia in Norristown. A philanthropist came to Norristown wanting to invest in the town. Government officials made it very difficult for him to locate the hospital in Norristown, and he eventually lost interest. The hospital development didn't fit in with the "retail only" vision of the redevelopment plan that the Municipality had, and there is already a County-run health facility on Main Street.
- Vance Community Partners, Inc. tried to connect a development opportunity with the theater to create an "arts" community. A lien on one of the buildings changed his plans.
- There is a need for education of the administration and Council in Norristown to ensure that both are on the same page when it comes to developing a Strategic Plan.
- Norristown needs one big development to turn things around, similar to what happened in nearby Conshohocken.
- Many Norristown residents are fearful of change. Council needs to recognize that they represent the Municipality as a whole.
- Norristown needs a Business Improvement District (BID), but it is perceived by the business community as an extra tax. BIDs have made a huge difference in other areas like West Chester.
- There is a need for a dedicated economic development staff person in Norristown to help guide potential developers or business owners. There is a need for a point person in Norristown to help attract investors.
- There is a need in Norristown for government to partner with potential developers and leverage funds to get more accomplished.
- There is a need in Norristown for an entrepreneurial program that would educate young people about developing business ideas and marketable trades.
- There is land available in Norristown, but there are too many hurdles for developers to jump and it is not worth the risk. Red tape is a huge disincentive.
- Norristown should focus on transit-oriented development. The parking garage in town is underutilized because many are scared to use it.

Meeting with Fair Housing Agencies

Thursday, November 6, 2014 @ 11:00 AM

In attendance: Liz Fritch, (Montgomery County Legal Services) Legal Aid of Southeastern Pennsylvania; Hillary Bowen, Fair Housing Rights Center in SEPA; Karl Haglund, Consultant; Katie Baurnes, Consultant

- Legal Aid in Southeastern PA covers 4 counties – Montgomery, Bucks, Chester, and Delaware Counties.
- Legal Aid offers educational programs along with the Fair Housing Rights Center.
- The Legal Aid department works on a case by case basis to preserve housing. They work with landlords to ensure reasonable accommodations and set up payment plans.
- Legal Aid deals primarily with reasonable accommodation complaints when it comes to fair housing.
- Legal Aid receives a lot of calls regarding ramps, handicapped parking, support animals, and accommodating hoarding as a mental health issue.
- Preservation of housing deals primarily with eviction cases due to rent and/or utility non-payment or loss of vouchers. Legal Aid helps to stabilize family and financial situations, so renters are able to remain in their homes.
- Prescribed emotional service animals are not pets, and landlords need to allow them in properties. Denials cannot be made for the type of animal. All support animals should be accepted, within reason.
- There is a need for more landlord training. Many landlords are unaware of their responsibilities under the Fair Housing Act. HUD has stopped funding landlord training and instead wants to offer training for tenant rights.
- The Fair Housing Rights Center holds training sessions for landlords and contractors, but attendees must pay for the trainings.
- The Legal Aid staff attorney's office receives many calls each week regarding nonpayment of rent, utility shutoffs, and habitability concerns.
- Rental units need to be brought up to code. Some people tolerate bad conditions because it is all that they can afford.
- There is a need for tenant education regarding fair housing rights. Legal Aid sees many misinformed people. Often times, they advise tenants of their rights and try to help them extend their time in their current residence.
- Legal Aid offers training programs with some apartment complexes. They try to hold trainings on a larger scale, rather than with individuals and small groups.
- Some landlords have used intimidation and counter claims against tenants. Many landlords, however, can be reasoned with.
- The general trend is that landlords are running credit and criminal checks, which can preclude people being accepted into a unit.
- Legal Aid is now helping with record expungements. Many clients have barriers to employment and schooling due to their criminal and rental history. Legal Aid just started the process of record expungements and will be able to better track the outcomes.
- It is not affordable for landlords to require potential tenants to pay for their own background checks.

- Norristown has a lot of older housing and larger homes that have been split into apartments. This is often an issue in post-industrial areas, and there are limitations on who the Fair Housing Center can help. They cannot help illegal subdivisions.
- Leaky pipes and roofs are typically issues that tenants have the right to require landlords to fix, but often times, landlords don't have the money to fix them.
- The Fair Housing Rights Center receives many reasonable accommodations requests.
- The Fair Housing Rights Center has many clients with Limited English Proficiency (LEP).
- There are still landlords that refuse to abide by the Fair Housing Act. The Fair Housing Center tries to work with these landlords to educate them on the laws.
- The Fair Housing Rights Center conducts testing with control groups and anonymous testers. In some instances, control groups are steered out of Norristown.
- Testing is occurring in newly constructed buildings for ADA standards. They are not looking to sue, but they trying to make sure the new buildings are compliant.
- The cost of living is high in the suburbs. It is difficult for low-income populations in the suburbs to access public transportation. There is a need for a better public transportation system to get people to their jobs.
- Low-income populations in the suburban areas are not seen as a priority.
- There is a need for restaurants and bars in Norristown that would cater to the people working in the downtown area.
- The other county seats in Legal Aid's four-county service area are nice towns. Norristown is the county seat in Montgomery County, but it does not have the business district and amenities that the county seats in the neighboring counties have to offer.
- Most reasonable modifications are made for those with physical disabilities, but some reasonable accommodations are needed for those with mental health issues as well.
- Both groups try to avoid litigation and adjudication. They prefer informal mediation.
- A lot of landlords don't know how to advertise for tenant applicants. They are not aware of what they can and cannot put into their ads.
- There are inequities with how people are interviewed for housing. Most of the time, overt acts of discrimination do not occur.
- Tenants and clients don't know their rights. It is hard to educate people about fair housing, because it is not an exciting subject.
- The Fair Housing Rights Center looks at housing as a human right, not a civil right.

Meeting with Homeless Agencies

Thursday, November 6, 2014 @ 8:00 AM

In attendance: Elena Baker, CADCOM; Carolyn Mayinja, Montgomery County Continuum of Care; Genny O'Donnell, Coordinated Homeless Outreach Center; Karl Haglund, Consultant; Katie Baurnes, Consultant

- King of Prussia took the focus and traffic away from downtown Norristown. The small businesses can't compete with King of Prussia when offering the same goods and services. As a result, businesses and people started moving out of Norristown.
- The area near the bridge leading out of Norristown is nice. The area is home to a large Mexican population. Many Mexican residents own and operate the storefronts along Marshall Street.
- Norristown has a bad reputation. Some people with a Norristown zip code say they live in other surrounding neighborhoods to avoid the association with Norristown.
- Norristown lost HUD funding a few years ago because they were looking to fund agencies with shelters. Montgomery County Community Action Development Commission (CADCOM) started to give rent or security deposit assistance if individuals could prove they could self-sustain with some help, but many could not.
- CADCOM received nearly 390 emergency service calls last year from homeowners and renters in need of utility assistance and housing. The majority of the calls relating to housing cost assistance are from renters.
- CADCOM never receives less than 250 calls per month. As the months get colder, emergency calls become more frequent.
- Many individuals calling for emergency assistance are also suffering from mental health issues.
- It is difficult to assist those without income. HUD prefers to use emergency, temporary assistance money on individuals who have the ability to remain in their homes.
- The Your Way Home Program is funded by the CoC and located in Montgomery County. Individuals must be on the verge of becoming homeless to receive assistance from Your Way Home. They must prove this by providing an eviction notice or something similar.
- There is a lack of shelter space in Norristown, especially for families. Many shelters are designated for men or women only.
- There are shelters throughout the County, but transportation is an issue for some.
- The needs of the chronically homeless are:
 - The majority have mental health or addiction issues that need to be addressed.
 - Many have no income and do not receive SSI or SSDI.
 - Many don't have reliable transportation and can't get to work or to services. Public transportation is difficult for those that don't live directly in Norristown. Often, clients don't come to Norristown for services because they can't get there.
- The County has increased Permanent Supportive Housing (PSH) and has decreased the chronic homeless population.
- Many people have thrived in a shelter setting because of the sense of community. Some people do not thrive if taken out of a community atmosphere and put into an apartment by themselves. HUD is moving away from congregate living. It is cheaper to house people in single apartments than in staffed congregate living. There are currently 2 Community

Residential Rehabilitation (CRR) Centers in the County. Montgomery County has a high level of congregate living with staff.

- There is a need for shelters that house families with children. There is also a need for income opportunities and transportation, as well as affordable daycare for families. Many single mothers have difficulty finding daycare when working odd hour or evening shifts.
- There is a need for 24 hour daycare. The Micro-enterprise center through CADCOM had many people interested in opening an all-night daycare, but it was difficult to follow the rules and regulations and to find employees willing to work odd hours.
- Many Veterans do not know how to access services. They are unable to complete the VA application. There is a need for assistance to connect them with available services.
- There does not appear to be a significant issue of unaccompanied homeless youth. This is largely due to the work of service providers who have tried to help rectify home situations so youth can return to a stable home environment before they become homeless.
- Those suffering from job loss or substantial loss of income are most at risk of becoming homeless. Many of these people are unaware of the assistance that is available to prevent homelessness.
- Single women with children need living-wage jobs to avoid homelessness. Many minimum wage jobs make it difficult for families to make ends meet, especially when taking transportation and child-care costs into account.
- Norristown is working with employers in the area to try and develop living-wage jobs.
- Mental health issues with adults and children are risk factors for homelessness. Mental health issues in children are a growing problem. The issues are mainly behavioral, and some are a result of adult caregivers who are uneducated or have special needs.
- Many people are not educated in how to care for themselves. There is a lack of knowledge about the responsibilities of tenants, financial literacy, etc. CADCOM has tenant-rights literature and fair housing information, and they connect clients to Legal Aid.
- CADCOM has a Fatherhood Initiative program which assists men recently released from prison to reconnect with family, find a job, and re-socialize into society. CADCOM has job coaches and social workers to help those showing the initiative to get back on track.
- The current trend is for rapid re-housing and serving the most in need (Your Way Home). The overall goal is to reduce the number of people going into shelter care. There are housing locators available to help people choose where in the County they want to live. The goal is to deconcentrate the low-income population from Norristown and Pottstown.
- The vulnerability index is used to identify the most vulnerable. The goal is to move people out of the shelter environment and back into the community.
- There is a need for PSH, particularly for those with limited and fixed incomes, because their incomes are not going to increase.
- The elderly homeless population and those seeking services has increased and continues to increase each year.
- Every year since 2011, more clients have emerged. The Coordinated Homeless Outreach Center (CHOC) shelter, which is located at the old hospital, currently has over 90 elderly clients. The shelter is for both men and women, but they would prefer to have separate men's and women's facilities.
- A person must have their benefits in Montgomery County to access shelter care.
- Homeless agencies in Montgomery County are trying to get a preference for those at-risk of becoming homeless on the Housing Authority waiting lists, which would be a big win,

especially for those on fixed incomes. It would be beneficial if the HCV waiting list would reopen. Voucher assistance is based purely on income, not income and disability.

- Affordable housing for families with children is the greatest need. Currently, the ability to access housing is limited by income and affordability.
- The VASH programs are tied to Veterans Hospitals. Montgomery County does not have a VA hospital, and the Montgomery County Housing Authority does not receive VASH funding. However, people can get VASH from Chester County and come to Montgomery County. There are social services available to veterans in Montgomery County.
- Montgomery County has more homeless families with children (60%) than the single homeless population (40%).
- Current gaps in the system include a lack of PSH, preferences on waiting lists for those at-risk of homelessness and with special needs, and a lack of Housing Choice Vouchers.
- Private entities are raising funds for things that the government can't pay for with Federal funds, such as furniture, car repair, child care, etc. Foundations like the Genuardi Family Foundation, North Penn United Way, and the Philadelphia Foundation help to fill in gaps in service.

Meeting with Housing Agencies

Thursday, November 6, 2014 @ 9:30 AM

In attendance: Joel Johnson, Montgomery County Housing Authority; Charles Tornetta, Tornetta Realty Corp; Marianne Lynch, Habitat for Humanity of Montgomery County; Karl Haglund, Consultant; Katie Baurnes, Consultant

- The Housing Authority's Plan must be consistent with the County's Five Year Plan, and Norristown's planning process must incorporate the Housing Authority's Five Year Plan.
- Habitat for Humanity applies for Federal funding through their international arm.
- In order to go after State funding for a project, developers need to first gain local support for their project.
- There is a need in Norristown for jobs and investment.
- Habitat for Humanity is focusing on neighborhood revitalization in Norristown. The first area of focus is the 500 block of Cherry Street. They hope to expand projects out to the streets adjacent to Cherry Street such as Elm Street, Powell Street, Willow Street, and Green Street.
- The revitalization projects are community-asset based.
- Habitat fixed the park on Cherry Street and are helping with critical repairs in homes.
- Habitat is trying to acquire empty, abandoned housing on each block in their focus area to revitalize and restore, in order to create viable homeownership opportunities.
- There is a misconception that Norristown has a crime problem and that Cherry Street is one of the worst areas. Typically, violence in the community does not affect innocent bystanders.
- Habitat for Humanity has a very low rate of foreclosure. Only 4 of the last 58 houses sold by Habitat for Humanity of Montgomery County ended in foreclosure.
- Habitat for Humanity has been encouraged to develop in communities outside of Norristown and Pottstown. They have found that development can be very prohibitive when dealing with other communities' rules and restrictions.
- Habitat for Humanity's mission has shifted its focus to include critical repairs and home preservation along with new development.
- Habitat for Humanity could not locate a space in Norristown for its re-sale store. They were looking for a place that has plenty of parking and is located in a safe area.
- Habitat for Humanity is using the "Success Measures" survey campaign in their target neighborhoods to assess needs.
- A Land Bank would be a great way to achieve clean land titles and to deal with tax issues. Shell corporations often hold the ownership of blighted properties. A redevelopment plan or Land Bank would be a comprehensive solution to the abandoned property and blight issue. Currently, Montgomery County does not have a system in place that works.
- Residents of Norristown would like to see safer, cleaner, better-lit streets throughout the Municipality. Overall, residents of Norristown want to improve the quality of life in their communities.
- Housing Choice Vouchers are concentrated in Norristown and Pottstown because of the older housing stock in these communities. Fair Market Rents direct vouchers to older, low-rent communities such as these.

- People tend to blame some of the problems in Norristown on subsidized housing, but it constitutes a very small percentage of the housing landscape. There are no public housing developments in Norristown.
- Developers can't get available land to create viable businesses and a tax base. Lafayette Street on the riverfront could be a great opportunity, but neither developers nor the municipality can get landowners to sell.
- Housing Choice Vouchers have decreased in the County because HUD has cut funding.
- The FMR dictates the street and neighborhood where voucher holders live. The Housing Authority, however, takes into consideration the community that a person lived in before issuing their voucher. Many voucher holders want to remain in their chosen neighborhoods. Currently, 60% of those receiving vouchers are remaining in their communities.
- The people of Norristown are invested in the municipality, which is why revitalization works.
- Norristown becomes a ghost town after 4:30 pm. Marshall Street is vibrant and serves the local community, while Main Street primarily attracts non-residents who are coming into Norristown.
- Young people need more reasons to remain in or move to Norristown. Currently, there is a lack of things to do. There are no bars, farmers markets, restaurants, or coffee shops. There is only one food store in Norristown, which has been criticized for a lack of fresh food. Norristown residents want a full service food store.
- There are not many vacant parcels that are adequate for commercial development in Norristown. There is a great opportunity for development around the hospital, and the Municipality owns that land.
- There is a need for market rate housing to attract "Millennials". Young people could be enticed by Norristown because it's a close commute to Philadelphia.
- Norristown needs to be made into a destination town.
- The Norristown School District tax is high in comparison with surrounding communities. Often times, developers eat the difference in order to compete with neighboring communities. Colonial School District, which is adjacent to Norristown, has the lowest tax rates and some of the nicest facilities.
- High tax rates in Norristown are a big deterrent to developers. Norristown is surrounded by lower taxed, more affluent communities with more attractive development opportunities.
- Norristown needs a positive image campaign, similar to the campaign undertaken by the City of Allentown. The Mayor of Allentown issued a very successful PR campaign and rebuilt the downtown area. Allentown, which was once considered a failing steel town, is now a destination.
- Slum landlords and absentee landlords are major issues in Norristown. There is no relationship between landlords and the code enforcement department.
- The quality of homes and the tenants renting these homes are an issue, due to the absentee landlords.
- Norristown needs to take advantage of its assets, such as the riverfront.
- In order for the Municipality to see change, developers need to see the risk associated with neighborhood revitalization removed.
- Conshohocken is an example of a City that did an excellent job of turning itself around in 30 years, which some believe is due to the fact that the Council Chairman was there for

30 years. Norristown needs more stability. Norristown should bring together the wards and Municipality and make efforts to keep the Council President in place for a longer period of time than 2 years for consistency in leadership and vision.

- Norristown's municipal staff does not have enough authority to get things done. They need to be given more decision-making power.
- Communication is lacking within the government and between the government and service providers.
- Some business decisions in Norristown don't make sense. The intermediate unit went into a space on Lafayette Street where businesses were located.
- The age of properties and the age of the homeowners is an issue. Some elderly homeowners are passing away or moving to long-term care, which creates even more vacant homes with legacy and ownership issues.
- Political and professional leadership in Norristown needs to be improved. Morale is low because of a history of corruption.
- The Norristown Council should encourage investment to improve the City. One existing subsidized housing development with 40 units was denied a \$6 million investment to improve the building. The Municipality needs to improve its existing housing.
- There is a need to tie Section 8 Vouchers to mixed use economic developments with retail and commercial properties on lower levels and housing on the upper levels.
- There is some confusion surrounding Housing Choice Voucher (HCV) holders and their ability to be homeowners. The many homeowners in Norristown are actually HCV holders. Unfortunately, there is a negative connotation associated with HCV holders. However, voucher holders can be major stabilizers in the community.
- Some real estate agents in Norristown are responsible for steering clients.
- There is some resistance from the Norristown community regarding single mothers with children moving into neighborhoods.

Meeting with Social Service Agencies

Thursday, November 6, 2014 @ 2:00 PM

In attendance: Viviann Schorle, Norristown Area Family Services; Michele Boardman, AHEDD; Yvonne Platts, Center 4 Youth; Denise Ashe, Montgomery County Opportunities Industrialization Center (OIC); Karl Haglund, Consultant; Katie Bournes, Consultant

- There is a need in Norristown for programs to assist young people with starting their own businesses.
- It has been difficult to get people to attend free programs for financial counseling, parenting, etc. to help them improve their current situations.
- It is important to reach out to the community of Norristown through ministries and churches. This is an effective method for reaching people that need services.
- There is a need in Norristown for job training in many different fields. HUD funding is geared towards hi-tech job training, instead of factory jobs. Manufacturing jobs are returning to Norristown, along with specific industries like fracking.
- There is a gap in job training for people that are 26-45 years old.
- There is a need for more resources and outreach facilities to assist young people ages 13-18 with behavioral and mental health issues. There is also a need in Norristown for early intervention for youth suffering from trauma.
- Norristown government does not want any more social service agencies in the municipality.
- The pending closing of the state hospital in Norristown has affected its overall image. People think that former patients will be on the streets in Norristown if the hospital closes.
- There is a need for more recreational facilities and activities. There are currently two recreational facilities in Norristown: the Carver Community Center and the Police Athletic League. Police personal aren't participating in the athletic league. The Carver Center is underfunded and underutilized. Kids need outlets and the Carver Community Center has the potential to be a great resource. The Norristown youth population has expressed interest in a skate park and a community center.
- People seem to prefer to go to a gym, but the YMCA is located outside of City limits. Norristown would benefit from a new YMCA or more comprehensive community center within the City limits.
- Many feel that municipal employees should live in Norristown.
- There is a need in Norristown for English as a Second Language (ESL) programs, GED programs, and computer literacy classes.
- There is a need to assist people with disabilities to achieve competitive employment.
- There is a need for a center for violence prevention for youth and adults. Domestic violence is a concern in Norristown, particularly for the Hispanic population.
- The existing violence prevention initiative serves people between 14 and 30 year olds with the belief that early intervention helps youth make more informed choices and has greater success.
- Communities that Care is a risk and resource focused organization. The goal is to reduce violence in Norristown through prevention by identifying risk factors.
- Norristown service providers are working with the school system to encourage performing arts and music education.

- August Moon organizes jazz concerts in downtown Norristown, and the Theatre Horizon is a great asset.
- Norristown needs to highlight community assets. There is a need for Norristown to focus on riverfront revitalization.
- Micro-enterprise training programs lost a lot of their funding. These loans are important for small businesses. Training for small business is also necessary and has proven to be successful. 80% of graduates from the ASSETS Montco Program still operated active businesses after a 5 year period.
- The Norristown Business Association is small, but active. Norristown hired a group from Lancaster to help identify missing businesses in the community. Norristown is also planning a study to identify economic development opportunities.
- There is a need in Norristown for a collaboration of community partners that offer different services in order to get things done.
- The hospital does a great deal for Norristown and Montgomery County.
- There is a need for Norristown to focus on one or two projects at a time to maximize impact. It is important not to spread resources thin and use the shot gun approach.
- The Norristown Project is responsible for neighborhood clean-ups, and is a good activity to get people involved in.
- A culinary program would be great to offer to the youth population. It could teach new skills, promote family bonding and encourage healthy eating habits.
- Service providers can use food to attract youth to different programs. There is also a need for programs that provide food to kids at home.
- There is a need for life skills training. Life skills should be taught early to reduce the risk of youth needing government assistance in adulthood.
- Many individuals have difficulty holding jobs due to a lack of life skills, such as interacting with coworkers and employers, and clients or customers.
- Life skills training needs to focus on banking and financial literacy programs that teach the youth about managing their finances starting at a young age. Training should also include anger management skills.
- There is a need for stipends for volunteers and mentors that work with at-risk youth.
- Heroin and prescription drug use is a problem in Montgomery County. Many people are unable to get jobs because they are unable to pass the required drug test.
- There is a need for Norristown service providers to develop better partnerships with the schools. 40% of the kids receiving SSI are not graduating from high school, and those that do are often not doing anything with their education. Only 13% of the youth population in Norristown is utilizing the available social service programs.
- There is an issue with teen pregnancy in Norristown.
- There is a growing youth homeless population. There is a need for programs to assist youth that are in transition to find jobs and housing.
- There is a need in Norristown for more senior programming.
- The only available transportation options for the elderly are CTC and Access, which aren't as helpful as they should be.
- There is a need for new ideas and innovation in leadership for Norristown. Norristown needs more leadership involvement from young people.
- There is a need for more programming geared to the growing Hispanic population.
- There is a need in Norristown for affordable housing.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Montgomery County Redevelopment Authority
John Nugent, 610-275-5300
Friday, December 19th, 2014**

- The Montgomery County Redevelopment Authority (MCRA) was established in 1958 as an independent governmental agency under Pennsylvania law by the Commissioners of Montgomery County. The Authority's principal purposes are assisting the County's townships and boroughs in stimulating economic revitalization and aiding in the provision of affordable housing through applications to state and federal sources of funds. The Redevelopment Authority's activities are funded primarily through State and Federal Grant programs, reimbursements from municipalities, and through funds from private sector entities for services provided to them by the Authority.
- Services and programs include: Redevelopment Planning and Implementation; Pennsylvania Enterprise Zone Administration; Conduit for Federal, State, and County Funding; Brownfields Assessment & Remediation; Tax Increment Financing; and Affordable Housing Development, Finance, & Monitoring.
- MCRA runs an enterprise zone loan program that has funds available for businesses in Norristown.
- MCRA has served as a conduit between a number of Pennsylvania development programs, such as the Keystone Opportunity Zone Program, and the community and has assisted local agencies applying to the Pennsylvania Housing Finance Agency for senior housing assistance.
- The Authority recently helped to develop a 483-space parking garage as an economic development project in the community.
- MCRA's regular clientele includes developers, but the organization will also get involved in helping people with disabilities. Occasionally, people who are seeking housing or funds to invest in housing will contact MCRA.
- There has been development in nearby communities. Norristown can break into the development market with a strong marketing campaign highlighting how Norristown can be a "better-value" economic area.
- There is a need for a program that provides affordable market-rate housing for middle-income families.
- Some unmet social service needs include those that deal with unemployment, underemployment, and education. Some families move around often; on average two or three times a year. This is disruptive to both schools and students, particularly when students lose concentration and learning time.

Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Wells Fargo
Maribel Gonzalez, 610-278-8800
Friday, December 19th, 2014

- Wells Fargo engages in Community Development, Economic Development, and Business Loans.
- Wells Fargo helps the Salvation Army with programs.
- Through the Wells Fargo Corporate Supplier Diversity program, branches partner with service providers in the district to help with housing services. The bank mainly works with low-income and disabled residents, and has a large Hispanic clientele.
- There are a lot of businesses in Norristown, but the buildings and streets could be rehabbed and updated.
- Homelessness is visible in the area, which may be the result of financial hardship.
- Unmet social service needs include help for low-income and homeless people. There is also a need for interpreters and English as a Second Language classes for the Spanish speaking population.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Genesis Housing Corporation
Judy Memberg, CEO, 610-275-4357
Thursday, December 18, 2014**

- Genesis Housing Corporation is a community housing development organization that renovates properties, helps sell homes, and provides housing counseling and money management services.
- Genesis provides Norristown with social/human services, housing services, and community development.
- The housing rehabilitation program services vacant and owner occupied homes in order to improve the homes for existing and future homeowners.
- Genesis money management services include free money management classes and individual financial counseling sessions, which have helped more than 7,000 potential first-time homebuyers and owners.
- Genesis is an approved housing counseling agency by many financial institutions including the U.S. Department of Housing and Urban Development (HUD).
- Genesis services a wide range of people, and does not specialize in just one group.
- Genesis has identified a need for more affordable, modern, and clean housing.
- It is often very difficult for some families to rent. This is potentially a Fair Housing issue.
- There are properties in Norristown that are blighted and should be renovated.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Accion Comunal Latino Americano de Montgomery County
Juan Guerra, Executive Director, 610-277-2570
Thursday, December 18, 2014**

- The Accion Comunal Latino Americano de Montgomery County (ACLAMO) is a full spectrum agency that provides services or referrals.
- ACLAMO's range of programs include: social and human services; housing; planning; community development; economic development; and job training. ACLAMO also assists with immigration, housing, employment, and education for children, adults, and seniors.
- ACLAMO works with residents to develop English as a Second Language skills, employment skills, and the organization provides parenting, pre-kindergarten, and cultural programs.
- The organization serves mainly immigrants that identify English as a second language. Many are low-income and from Mexico. Ages range from newborns to seniors.
- Unmet community and economic development needs include a lack of knowledge of the banking system among the Hispanic population and its importance from an economic and financial standpoint.
- The biggest housing problem facing any low-income person is the cost of housing. In the County, non-relative families will pool together so that multiple families live in one apartment. This affects children's ability to do homework because of a lack of space or quiet.
- Many local agencies that help the poor do not have the resources to employ educated, Spanish-speaking workers, and therefore cannot handle some of the people that come through their doors. As a result, ACLAMO often translates for the agencies.
- There are landlord issues, especially with the immigrant population. Some landlords do not properly service their apartments, and some do not return their security deposits. If a landlord feels that he or she has the upper hand, they might try to get away with taking advantage of tenants, until they receive a call from an agency like ACLAMO.
- There is an affordable housing shortage in Norristown.
- A university, such as Penn State, should purchase the old hospital grounds and install a satellite campus.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Montgomery County Foundation
Virginia Frantz, Executive Officer, 484-532-7387
Thursday, December 18, 2014**

- The Montgomery County Foundation (MCF) has permanent endowment funds, and addresses issues such as art, culture, food needs, and the homeless.
- The foundation aids organizations and programs within social and human services, housing, planning, community development, and job training.
- MCF does not deal with only one demographic in particular, but with all people that need help in the area.
- MCF has worked with The Greater Norristown Corporation for years to revitalize Norristown.
- The Montgomery County Foundation also manages the MBF Center Fund. The MBF Center was founded by Mary Ann Flanigan with the mission of providing quality services for persons with disabilities. The organization provides education, career and employment assistance to individuals with severe disabilities. The MBF Center's mission is to help people with disabilities via quality services, including education, career, and employment assistance. Their goal is to help people with disabilities live independently and productively. The MBF Center Fund was established to carry that mission forward by funding organizations that empower individuals with disabilities to lead independent and productive lives. Through the fund, MCF helps to distribute grants that range from \$2,000 - \$5,000 that help non-profits in Montgomery County that closely identify with the mission set forth by the MBF Center.
- Recent MCF grant recipients include: Center for Creative Works and Ken Crest Centers in nearby Montgomery County towns, Developmental Enterprises Corporation, Hedwig House, Inc., and the Pathway School in Norristown.
- Housing is generally unaffordable to a segment of the population.

Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Senior Adult Activities Center
Linda Collins, 610-275-1960
Friday, December 19, 2014

- The Senior Adult Activities Center (SAAC) is a full spectrum agency that engages seniors through health and exercise programs, social recreation, lunch outings, and day trips or tours.
- SAAC also operates a large Meals on Wheels program for homebound seniors.
- The programs cover social and human services, planning (in the form of senior life planning and investment speakers), community development (by helping seniors feel that they belong to a community, and helping children from the community meet and interact with seniors), economic development, and business loans.
- SAAC services only the elderly, many of whom have disabilities and require the use of walkers, canes, and wheelchairs. Many of the seniors served by SAAC are also low-income.
- The City needs to build a community center to house the senior center. The center could operate in the morning for the seniors, and then be open for children in the afternoon. The center would be used by the whole town.
- There is always a need for more affordable senior housing.
- The Citizen Participation and Consultation efforts involved in the Five Year Plan that ask people within the community for their thoughts and input are appreciated.
- More legislators and administrators should visit the senior center. One former administrator in Norristown visited SAAC at least once per month.

Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Hedwig House
Karen Bitting, CEO, 215-715-6308
Tuesday, December 23, 2014

- Hedwig House (HH) is a human service organization that assists adults in achieving success in a psychiatric setting. HH uses the Boston University approach to assist residents in achieving their life goals.
- HH has housing programs throughout Montgomery County including a tenant based rental assistance program to help people find and maintain affordable housing.
- HH takes people out of shelters and puts them in permanent housing and will also find emergency housing for people in need.
- The scope of Hedwig House's services include: social and human services; housing; planning; community development; economic development; job training; and providing education resources.
- HH primarily serves people with mental health challenges who are also low-income. Clients are usually 18 and older, but Hedwig House will help families find housing that have a child with a mental disability.
- Hedwig House has identified a lack of affordable housing to be an issue in Montgomery County.
- People need jobs in order to maintain a home.
- There is a need for a grocery store in town, so that people do not have to leave town in order to buy groceries. There are multiple immediate benefits to having a grocery store in Norristown, including fresher food and vegetables and cheaper options for people who cannot regularly pay for gas or bus fare to travel to the next town's grocery store.
- Norristown is a community rich with social service providers.
- HH used to provide a site-based program for social services, but had to close the program. Hedwig House would consider putting the program back into use if the need arises.
- HH is unaware of any Fair Housing issues.

Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Phone Interview with Greater Valley Forge
Rob Henry, Executive Director, 610-354-8899
Wednesday, January 7th, 2015

- "Founded in 1990, GVF is a not-for-profit organization created to advocate and promote a viable transportation network for the region's economic vitality. To maximize awareness and develop sustainable support, we partner with public and private entities. GVF's mission is to achieve a desirable quality of life and a healthy, competitive economic environment by developing multi-faceted transportation strategies." <http://www.gvftma.com/>
- GVF attributes the organization's accomplishments to their partners, with whom they work to cooperatively find solutions to the region's congestion issues. GVF advocates for regional transportation improvements and encourages elected officials to support certain legislation. GVF also works with over 130 organizations to help employees rethink their commute.
- GVF works on many infrastructure improvement projects affecting Norristown, including the potential Norristown High Speed Line Extension to King of Prussia. The Norristown High Speed Line connects the 69th Street Station to the Norristown Transportation Center through many of Philadelphia's suburban Main Line communities. SEPTA is exploring the feasibility of extending the High Speed Line to the King of Prussia Mall and the King of Prussia Business District. When completed, this project will connect employees from their homes to their work via a unique and efficient mode of transit.
- GVF is also working on the Chester Valley Trail, which is the newest off-road trail to be developed in greater Philadelphia. In 2010, Chester County opened the first four mile segment that extended from PA 29 in Great Valley to Valley Creek Boulevard in Exton. The trail's construction will continue this spring and will connect Great Valley to King of Prussia via a paved, off-road trail. Portions of the trail were constructed when US 202 and I 76 interchange were rebuilt in 2004. Montgomery County is expected to complete their portion of the trail which will connect the Schuylkill River Trail in Norristown to the Chester Valley Trail in King of Prussia, which will benefit people in Norristown looking to bike to work via the trail.
- There is a need for quality housing in Norristown. There is opportunity to build higher density in-fill housing in Norristown if the Municipality would tear down some of the old, dilapidated housing on some blocks.
- There are more social services available in Norristown than in any other community in Montgomery County.
- There is not a lack of public transportation in Norristown, but a lack of transportation in Montgomery County to get into Norristown to access services. It is more difficult for people in the western part of the County to access Norristown than it is for people in the eastern part.
- There are manufacturing jobs in Montgomery County but no skilled workers for companies to hire. GVF refers potential employers to the Chamber of Commerce or to the Montgomery County Development Corporation (MCDC).
- A lot of the economy in Norristown is geared towards the service industry, mainly the retail and hospitality industries.
- GVF used to partner with the Montgomery County Workforce Investment Board to teach people how to ride transit. Some people who would like to ride transit to work are intimidated because they aren't sure how to read the route schedule or they do not

understand the fare schedule. The program filled the customer service gap that the transit system does not meet. GVF no longer provides this service because they lost their funding through the Welfare to Work Program.

- The Delaware Valley Regional Planning Commission offers the RideECO pre-tax commuter benefit program which allows employers and commuters to save by putting pre-tax dollars towards fares on many modes of public transportation. Under this program, employees take home more in their paychecks, and employers save on their FICA (Federal Insurance Contributions Act) tax.
- Bike Pottstown/Bike Schuylkill, managed by the Schuylkill River Heritage Area, is available to anyone aged 16 or over who can provide a driver's license or valid state ID. The program began through GVF's Bike Pottstown Community Biking Study which examined the feasibility of biking possibilities in Pottstown. Norristown has a great trail system, and a bike share program would be beneficial for people that want to bike to work in and around Norristown, such as in Plymouth and King of Prussia.
- Norristown is working on the Lafayette Street project, but when complete it will diverge traffic from Main Street, which will reduce traffic in the business district.
- Norristown needs to attract businesses into the business district through tax incentives. The Municipality needs to consider the possibility that the long term benefit could be worth the initial loss in tax revenues. Norristown is walkable, and many people come into the Municipality for work each day. There is a ready clientele of government employees and attorneys that would frequent new restaurants and brewpubs. The Intermediate Unit is also moving their headquarters to a building on Lafayette Street.
- Norristown should look at the Westchester Business Improvement District (BID) and how they handled the Main Street Program. The Norristown Chamber of Commerce does some work to bring businesses into Norristown, but there does not seem to be one group making a concentrated effort to improve the Norristown business district.
- Norristown does a lot of streetscape work, but it might be better to attract businesses to work with the Municipality to improve the streetscapes through a Business Improvement District (BID), rather than the Municipality improving the streets on its own.
- Norristown needs to attract developers that have the ability and financial resources to remain in town for a while. The Municipality needs to look at a long-range economic development plan. Many developers have been discouraged by the red tape they encountered when trying to develop in Norristown, and have decided not to take the risk.
- Norristown has a big opportunity for transit-oriented development due to its proximity to Philadelphia and King of Prussia. The Norristown Transportation Center is a gateway to the Municipality and is in poor shape. Many commuters choose to use the Wayne station instead of the Norristown station, because there is a café, the bathrooms aren't locked, and it is perceived to be safer. People would rather wait for the train in Wayne than in Norristown if they have a choice. Norristown could easily improve the center with short term fixes such as landscaping and food trucks.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Montgomery County Opportunities Industrialization
Center**

Denise Ashe, President and CEO, 610-279-9700

Thursday, November 6th, 2014

- Montgomery County Opportunities Industrialization Center is part of OIC America, a national network of employment and job training programs.
- Montgomery County OIC (MC OIC) provides job training, housing services, child care services, and adult education classes to individuals with disadvantages and disabilities.
- MC OIC opened in 1965 as a job training center, following the success of the original OIC America. The Center shifted focus from vocational technology to basic adult education, office skills, GED, and ESL classes.
- MC OIC's mission is "to enable economically disadvantaged people of all races and backgrounds to become productive and fulfilled members of society."
- MC OIC, in general, provides Community Development, Job Training, and some Social/Human services. Literacy and job training programs include: GED; Adult Basic Education (ABE); Life Skills; Pre-Apprenticeship Training with Local Laborers' Union 135; Summer Camp Xtreme; Before and After Care Program; Holiday Family gift program; College preparation and training; Spanish for the workplace; and Computer classes.
- MC OIC programs cater to the low-income and underserved population of Central Montgomery County and surrounding communities. These programs are also tailored to serve the unemployed and undereducated.
- There is a lack of training for the middle-aged population, and Norristown also lacks youth programming and activities.
- There are unmet housing needs for those without children that cannot be served by the Office of Children and Youth.
- Norristown must address families that require emergency short-term placement, and must also have a central location to coordinate services, in order to avoid duplicate services.
- Several residents have faced treatment bias by some landlords operating in Norristown. However, tenants will not file claims for fear of losing their homes.
- Norristown needs to seek more community support from residents, churches and agencies they trust to obtain well-rounded feedback.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Montgomery County Housing Authority
Joel A. Johnson, Executive Director, 610-275-5720
Monday, November 6, 2014**

- The Montgomery County Housing Authority (MCHA) has partnered with community organizations, local governments, and agencies in order to provide housing and homeownership resources for low- and moderate-income persons and families.
- MCHA's mission is to stimulate and ensure decent, safe, and affordable housing; expand opportunities for assisted families to locate housing; encourage self-sufficiency and economic independence; and assure financial responsibility and integrity by all participants and residents.
- MCHA's jurisdictional expanse includes all of Montgomery County. They serve the traditional housing authority role as the local conduit for the U.S. Department of Housing and Urban Development.
- MCHA serves income-qualified households with two types of housing programs: Public Housing (PH) and Housing Choice Voucher Program (HCVP).
- MCHA's programs provide family self-sufficiency and related social services, although their primary focus is housing.
- MCHA's clientele includes income qualified households, including elderly and/or disabled, and employed/unemployed families and individuals.
- There is a deficit of ADA accessible housing units in Norristown, as is the case across the Commonwealth of Pennsylvania.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Norristown Area Communities that Care/Family
Services**

**Viviann Schorle, Community Mobilizer, 610-630-2111
Thursday, November 6, 2014**

- The Norristown Area Communities that Care (CTC) agency prevents youth substance abuse and violence through residents and community leaders.
- CTC is a risk-focused (preventative) approach to reducing drug use and violence through community mobilization and planning.
- CTC provides various social/human services, community development, and youth mentoring programs, including: Norristown Area Communities that Care for Youth, Norristown Violence Prevention Initiative, Strengthening Families (parenting education), Guiding Good Choices (parenting education), and Project Hope (HIV/AIDS medical case management).
- CTC primarily serves low-income families and youth in middle school and high school. They also serve the population with HIV/AIDS in the area.
- CTC serves youth struggling to eat outside of school, and those in need of positive mentors to teach basic life skills.
- Believes that the municipality is doing a great job with economic development.
- There is a need for better housing and reasonable rents. Norristown needs less "slum landlords" and more homeownership. A great partnership exists with the Municipality and Habitat for Humanity on Cherry Street. Norristown would benefit from more partnerships of the same caliber.
- Regarding social services, Norristown residents require more resources for food programs, recreational options for youth, and overall mental health and counseling resources for families.
- Regarding Fair Housing, there is a need for landlords to maintain their properties.
- Over the last two years, Norristown has done a great job rebuilding and looking for new opportunities for economic development and community outreach.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form Hedwig House, Inc.
Karen Bitting, CEO, 215-715-6308
Thursday, November 6, 2014**

- Hedwig House provides psychiatric rehabilitation services to residents of Norristown. Additionally, in partnership with the Montgomery County Offices of Behavioral Health and Housing and Community Development, their Special Housing Services program provides rental subsidies for low-income individuals and families with a Mental Health diagnosis.
- Hedwig's clientele includes low-income persons, homeless persons, people with disabilities, and people diagnosed with mental health issues.
- There is a lack of handicap accessibility in the community and businesses, and a lack of access to affordable and quality food markets in Norristown.
- Unmet housing needs include handicap accessibility, difficulty in finding housing that fits within Fair Market Rents, and a lack of landlords willing to work with rental subsidy programs.
- There is a need for a community center for kids, and there is a lack of programming during the day for adults.
- Some landlords that are unwilling to rent to individuals with mental health challenges.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Senior Adult Activities Center of Montgomery
Linda A. Collins, Executive Director, 610-275-1960
Thursday, November 6, 2014**

- The Senior Adult Activities Center (SAAC) of Montgomery County's mission is to involve, enrich, and empower senior citizens to live as independently as possible.
- SAAC is a community focal point where mature adults come together for services and activities that reflect their experience and skills, respond to their diverse needs and interests, enhance their dignity, support their lifestyle, and encourage their involvement with the community.
- SAAC involves, enriches and empowers adults 50 years of age and older in their role as the wise elders of our society. SAAC does this by promoting involvement, connectedness, wellness, and independence through recreational, educational, and social opportunities, as well as being a referral source for available services and civic engagement opportunities.
- SAAC also has a very large Meals on Wheels program for homebound seniors and an Adult Day Service for people with dementia, Alzheimer's, or who cannot be left home alone. SAAC services low-income elderly, possibly with a disability or suffering from cognitive loss.
- The Senior Adult Activities Center plays a significant role in community and economic development in Norristown. The Senior Adult Activities Center of Montgomery County is a service provider to the elderly, an employer to 26 people, and a supporter and patron of local businesses.
- One unmet community need is a community center that acts as a hub for seniors as well as the rest of the community. A project like this would have a positive effect on economic development by encouraging business expansion.
- There is a need for more safe, affordable housing, particularly for seniors. The waiting lists for senior housing can be two years long.
- Transportation is an unmet need for seniors.
- Some seniors require help with utility and heating bills.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from AHEDD
Michele Boardman, Community Work Incentive Coordinator, 215-885-2060 ext. 54018
Wednesday, November 5, 2014**

- AHEDD is a private, non-profit, specialized human resource organization, established in 1977, with a mission to serve the community as a catalyst in the employment and development of people with disabilities. AHEDD assists people with disabilities to obtain and maintain competitive employment through a variety of services, including information and referral, work incentive counseling, pre-employment services, job development, on- and off-site support (job coaching), and follow-along services. Follow-along services are a resource that provides long term, on-the-job support for people with disabilities, which can help with employment retention.
- In 2000, AHEDD was selected to coordinate the PA Business Leadership Network, and in 2001, AHEDD began to contract with the Social Security Administration (SSA) under the Work Incentives Planning and Assistance (WIPA) program and the Ticket to Work (TTW) program, to address the common employment fears of SSA beneficiaries and to offer these individuals greater choice on where to receive employment support.
- AHEDD's programs provide examples of Social/Human Services, Economic Development, and Job Training.
- AHEDD's participants range in age from high school students to retirement age. Participants must have a documented disability, including but not limited to Intellectual Disabilities, Mental Health, or physical disabilities. Many of the individuals served by AHEDD receive Social Security benefits based on disability, and therefore, are also individuals with low income/resources.
- According to the Social Security Administration database provided to AHEDD through the Ticket to Work program, there are more than 3,400 working aged (18-64) adults with disabilities residing in Norristown, who receive Social Security benefits in lieu of employment. Many of these individuals are capable of working, are willing to achieve greater levels of financial self-sufficiency, and become regular taxpayers. This untapped workforce can contribute to the economic development of the city of Norristown, given the right employment supports, informed choice, and education about how work will impact their social security benefits, related healthcare, and other federal, state, and local benefits they may receive. Work Incentive Counseling, provided by certified Community Work Incentive Coordinators (CWICs), imparts this knowledge to individuals receiving Social Security income support programs, such as SSDI and/or SSI and Medicare and/or Medicaid. Through informed choice, beneficiaries are able to move towards decreasing their dependency on government income support programs, and increase their economic self-sufficiency and quality of life.
- Of the more than 20,400 working aged adults and 1,300 children that qualify for disability benefits from the Social Security Administration in Montgomery County, there are about 3,400 working age adults receiving Social Security benefits in Norristown alone, and many children receiving Supplemental Security Income (SSI). Through the sponsorship of the PEW Charitable Trust, AHEDD is working towards targeting youth, aged 14 - 30, to engage in Work Incentive Counseling, early in the transition process. Having a child (and their parent/guardian) receive work incentive counseling, ideally before the student graduates, can help to eliminate fear about going to work, and inform them of how income will impact their benefits.

- In a 2011 Congressional hearing on SSI for Children, David Wittenberg (Mathematica Policy Research) reported that outcomes of SSI eligible youth between the ages of 19 - 23 were staggering: 39% of youth had dropped out of school; only 13% were enrolled in Vocational Rehabilitation services; 22% were employed; 6% enrolled in post-secondary education; and 57% were inactive. Within Pennsylvania, 49% of these families rely on their child's SSI benefit to support the family, as they have no other income.
- Educating parents and young adults about how their benefits will be impacted, and the work incentives available to youth with disabilities through the Social Security Administration, can bridge the gap between settling for misinformation and pursuing paid employment while furthering one's economic imprint.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Montgomery County Commerce Department
Marisol Lezcano, Deputy Director, 610-278-5952
Wednesday, November 5, 2014**

- The Montgomery County Commerce Department (MCCM) delivers financial programs, development initiatives and youth programs throughout the County. MCCM aims to maximize the effectiveness and optimize the value of their training and employment services for the citizens and businesses of Montgomery County.
- MCCM ensures free staffing and recruitment services to companies and people within the County. MCCM manages On-The-Job Training, and Customized Job Training grant funds for employees and employers alike, which incentivizes both parties to seek new opportunities.
- MCCM provides job readiness and training and career counseling to all job seekers, but specific programs focus on youth, unemployed or underemployed workers, low-skill workers, low-income residents such as TANF recipients, and ex-offenders. MCM also assists those facing homelessness.
- MCCM assists businesses with posting positions, prescreening for quality candidates, and On-the-Job Training opportunities.
- MCM provides assistance with real estate acquisition and development, including identification of business opportunities, job readiness training, and career counseling.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from the
United Way of Greater Philadelphia and Southern New Jersey
Sara McCullough, AVP, Impact, 215-665-2632
Tuesday, November 11, 2014**

- The United Way of Greater Philadelphia and Southern New Jersey gathers from donors, advocates, and volunteers in order to direct resources to needy families and individuals in the area. United Way works with corporate and community partners to invest in programs that build the supply of quality early care programs; equip parents with parenting skills; keep kids on track through an early warning response indicator system; develop post-secondary and job training opportunities; and support healthy aging and independence for older adults and for youth to lead healthy lifestyles.
- The services United Way provides are broad, and include social/human services through partnerships with funded agencies; community development in the form of aging-in-place services for seniors in Abington, Lansdowne, and Philadelphia; economic development in the forms of Individual Development Accounts (IDA); job training through the Jobs Opportunity Investment Network (JOIN) Program; and professional development in trauma-informed care for childcare providers.
- United Way primarily serves low-income children and families, seniors, and generally vulnerable populations.
- There is a significant population in the area without bank accounts or financial planning and literacy knowledge.
- There is a need for permanent, affordable housing and home remediation for low-income families and seniors.
- United Way would like to address unmet social service needs in the form of quality early care, parenting, and youth mentoring programs; financial stability and banking programs for low-income and newly migrated residents; safety and violence prevention; affordable housing; English as a Second Language classes; and job training for low- or non-skilled workers.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Genesis Housing Corporation
Judith Memberg, Executive Director, 610-275-4357
Wednesday, November 5, 2014**

- Since 1994, Genesis Housing Corporation, a 501(c)(3) non-profit organization, has served Montgomery County as a community housing development organization (CHDO) and is dedicated to the development of affordable housing and to the education of consumers on housing and financial issues. Their general activities include the rehabilitation of homes to improve and stabilize neighborhoods and to provide monthly classes and individual counseling to help overcome barriers to home ownership, financial education and foreclosure prevention.
- Genesis Housing Corporation focuses on providing affordable housing options and educating low-income persons on housing and financial issues. The organization provides monthly classes and counseling to help families and individuals achieve homeownership and learn about financial practices and foreclosure prevention. Genesis also rehabilitates homes to help stabilize neighborhoods
- Genesis works primarily with low-income people, including the elderly and people with disabilities.
- One unmet community and economic development need is a single economic development contact person who can assist new businesses through the development process in a friendly manner that welcomes development and helps navigate through the red tape.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from Legal Aid of Southeastern Pennsylvania (LASP)
Liz Fritsch, 610-275-5400 ext. 117
Tuesday, November 11, 2014**

- Legal Aid of Southeastern Pennsylvania (LASP) provides free, high-quality legal services to help low-income, vulnerable people facing civil legal problems that impact their health, welfare, income, family stability or personal safety. LASP serves very vulnerable people living at or below 125% of the poverty level, those fleeing domestic abuse, and older adults with low- and moderate-incomes (usually below 200% of poverty guidelines). Legal Aid's current case priorities focus on protection from abuse, housing, public benefits, employment, consumer issues, and health care.
- Legal Aid offers services related to the prevention of homelessness, including landlord and tenant disputes and eviction representation; public housing; utilities cases; consumer law; foreclosures; bankruptcy; denial/termination of government benefits; protection of abuse; child custody; divorce; and elder law issues.
- LASP primarily serves low-income people, the elderly, and victims of domestic violence.
- There is a need for more affordable, habitable housing and job opportunities in Norristown.
- LASP has identified issues with reasonable accommodations for people with disabilities.

**Municipality of Norristown, Pennsylvania - FY 2015-2019 Five Year Consolidated Plan
Agency Needs Survey Form from the Fair Housing Rights Center of Southeastern PA
Angela McIver, CEO, 215-625-0700 ext. 10
Thursday, November 6, 2014**

- The Fair Housing Rights Center in Southeastern Pennsylvania (FHRC) ensures equal access housing opportunities for all people. It is a 24 year old not-for-profit agency whose mission is to ensure equal access to housing opportunities for all persons. To achieve its mission, FHRC educates the public on fair housing laws, provides legal assistance to individuals who have experienced unlawful housing discrimination, monitors the community for compliance with applicable housing laws, and offers information and counseling on housing-related issues. FHRC also works closely with local governments and entities that accept federal funding to fulfill their obligation to affirmatively further fair housing.
- The FHRC educates the public on fair housing laws, and advocates for seniors, immigrants, low-income women, children, and people with disabilities. More than 51% of FHRC's clientele are low-income, female-headed households, and/or disabled. A smaller segment of their clientele are seniors.
- Norristown is a diverse community, and barriers such as language prohibit residents from fully enjoying the area. There are not enough businesses that need mid- and low-skilled labor. There is a need for the recruitment of more manufacturing jobs and other service jobs that would improve the economic conditions of moderate and low-income households.
- Because Norristown is diverse, having more diverse housing providers may help to reduce the occurrence of financial abuse that occurs against immigrants due to their national origin and language barriers.
- Creating more financial opportunities for residents gives them more housing choices. Unmet housing needs are not addressed by having an exceedingly high amount of low-income housing alone. Creating more access to the opportunity structure will address unmet housing needs. Norristown is a destination for many low-income people to migrate. By increasing economic opportunities, Norristown can help low-income people change the course of their financial situation.
- Social service providers strive to find innovative ways to engage residents. Using both high and low tech strategies, instituting more programs for children and adults in schools, and the use of street patrols, public service announcements, and flyers can help social service agencies more effectively fulfill their missions.
- Norristown is the recipient of federal Community Development Block Grant (CDBG) funding, which means they are obligated to provide information in languages that reflects the population. Because FHRC receives CDBG funds to conduct Fair Housing activities, they produce and distribute information in multiple languages. The organization has also recommends that Norristown creates signage in Spanish.
- According to the International Declaration of Human Rights, housing is a Human Right. Norristown's housing providers, banks, elected officials, and residents should accept and support housing for all people, regardless of protected class status or income. Elected and appointed officials must be fair housing savvy, which will prevent the implementation of discriminatory laws and practices that may violate civil and human rights.
- From March 1, 2013 through February 28, 2014, FHRC conducted 12 rental tests in Norristown, where 10 were audit-based (8 race, 2 disability) and 2 were complaint-based (race).

- There were 15 complaints concerning fair housing in Norristown during this time period, including 9 by people with disabilities, 3 for race, 2 for national origin, 1 for sex, and 1 for familial status.
- Also in the past year, FHRC documented 2 fair housing lending complaints from people in Montgomery County: 1 for a person with a disability, and 1 for race. There were no lending complaints for Norristown residents during this time period.