

MUNICIPALITY OF NORRISTOWN

Consolidated Annual Performance And Evaluation Report (CAPER)



PROGRAM YEAR 2015

MUNICIPALITY OF NORRISTOWN
CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION
REPORT (CAPER)

PROGRAM YEAR 2015

TABLE OF CONTENTS

I.) EXECUTIVE SUMMARY1

II.) SUMMARY OF CDBG RESOURCES MADE AVAILABLE IN PROGRAM YEAR 2015

FEDERAL CDBG ENTITLEMENT FUNDS..... 2

2015 ACTION PLAN PROJECTS

III.) THREE TO FIVE YEAR ASSESSMENT OF PROGRESS

1) *Rehabilitate & Upgrade Housing Stock and Improve Quality of Life.....3*
Owner Occupied Housing Rehabilitation

2) *Promote Economic Development 3-5*

a. Small Business Assistance Center

b. Lafayette Street Transportation Improvements

3) *Eliminate Conditions Detrimental to Public Health..... 5*

4) *Upgrade & Replace Antiquated Community Infrastructure..... 5-8*

a. Capital Streets Improvement Project

b. Main Street Streetscape Improvement

c. DeKalb Street Streetscape Improvement

d. Main and Marshall Lighting Project

5) *Expand Recreational Opportunities 8-9*

a. Open Space Municipal-Wide Improvements

6) *Promote the Preservation of Historic Structures and Neighborhoods9*

IV.) ASSESSMENT OF ANNUAL PROGRESS

A. AFFIRMATIVELY FURTHERING FAIR HOUSING.....9-25

- 1) Fair Housing Laws.....9
- 2) Role of Fair Housing Rights Center of Southeastern PA.....9-10
- 3) Documentation of Fair Housing Complaints.....10-11
- 4) Impediments to Fair Housing.....11-12
 - a. Hispanic Population
 - b. ADA Accessibility
 - c. Predatory Lending/Lending Discrimination
- 5) Analysis of Impediments Executive Summary.....12-25

B. COMMUNITY HOUSING NEEDS.....26-34

- Norristown's Housing Stock.....26-27
- The Reinvestment Fund Housing & Demographic Data.....27-28
- 1) Owner Occupied Housing Rehabilitation.....28-29
- 2) Acquisition/Rehabilitation/Resale: Affordable Housing Program.....29-31
- 3) Home Ownership Opportunities: First Time Homebuyers Program 31-32
- 4) Weatherization Program.....32
- 5) Housing Choice Voucher Program32-34
- 6) Homelessness & Other Special Needs34

C. CONTINUUM OF CARE.....34-36

D. OTHER ACTIONS IN STRATEGIC AND ACTION PLANS.....36-39

- Affordable Housing.....37
- Lead-Based Paint Hazards.....37
- Efforts to Overcome Gaps in Institutional Structure & Enhance Cooperation.....38-39

E. LEVERAGING RESOURCES.....40-43

F. CITIZEN COMMENTS.....43

G. SELF EVALUATION.....43-45

- Housing.....43
- Suitable Living Environment.....44
- Expanding Economic Opportunities for Low/Moderate Income Persons44-45
 - a. Small Business Assistance Center
 - b. Business Development Coordinator
 - c. County Seat Economic Revitalization Committee (CSERC)
 - d. MBE Notification for Bidding and RFPs

H. MONITORING PLAN.....45

I. OTHER ISSUES.....46

J. CLOSING SUMMARY.....46

ATTACHMENT A : 2010 CENSUS DATA

ATTACHMENT B: CONTINUUM OF CARE DATA— PY 2015

ATTACHMENT C: FAIR HOUSING ACTIVITIES— PY 2015

SUMMARY OF CONSOLIDATED PLAN PROJECTS FOR REPORT YEAR 2015-(C04PR06)

PROGRAM YEAR 2015 SUMMARY OF ACCOMPLISHMENTS- (C04PR23)

CDBG ACTIVITY SUMMARY REPORT (GPR) FOR PROGRAM YEAR 2015- (C0PR03)

CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2015- (C04PR26)

CDBG PERFORMANCE MEASURES REPORT- (C04PR83)

Table 2C Summary of Specific Multiyear Objectives

Table 3A Summary of Specific Annual Objectives

Table 3B Annual Affordable Housing Goals

NEWSPAPER & MAGAZINE ARTICLES REGARDING NORRISTOWN REVITALIZATION EFFORTS IN FY 2015

I. EXECUTIVE SUMMARY

The Municipality of Norristown with the utilization of Community Development Block Grant funds leveraged with local, county, and state funding continued to undergo diverse changes within the first year of its five year Consolidated Plan. Additionally, other federal funding sources and private investment contributed to the economic development and revitalization of the Municipality. These successful efforts have led to the creation of new housing units by private developers, new shopping venues, new equipment and program funding for the Norristown Police Department, and further capital improvements to the aging infrastructure including the repaving of road surfaces throughout the Municipality, new sidewalks and decorative streetscapes, park and playground refurbishment, and renewed greening efforts with tree plantings.

For nearly three decades the Municipality of Norristown has suffered the ill effects a declining tax base, decaying and failing infrastructure, and lack of private investment despite serving as the county seat of Montgomery County. The rapidly aging population of the residents has also exacerbated the challenges faced by the Municipality. Activities carried out during Program Year 2015, in accordance with the 2015-2019 Consolidated Plan and 2015 Annual Action Plan, supplemented by the 2009 Norristown Economic Revitalization Strategy update, were conducted in a manner to effectively address the primary socioeconomic issues that persist within Norristown.

Utilizing program performance measurement indicators, the Municipality has initiated many activities to further national objectives of the CDBG program. These activities as specified in the Five Year Consolidated and One Year Action Plans benefit primarily low to moderate income residents and neighborhoods. The Municipality has continued to provide a suitable living environment and new availability/accessibility, affordability, and sustainability of decent housing through its Owner-Occupied Housing Rehabilitation and First Time Homebuyers Programs. Public improvements have continued with park/playground refurbishment as well as new streetscapes. In partnership with Montgomery County and other agencies, Norristown is continuing efforts to de-concentrate services inclusive of Housing Choice Vouchers for a more even distribution throughout the county. The Municipality has continued to foster the growth of economic opportunity by maintaining the Norristown Small Business Assistance Center. The 2015 CAPER will highlight how the Municipality of Norristown has succeeded in addressing the needs of the community while primarily focusing on low to moderate income households.

II. SUMMARY OF CDBG RESOURCES MADE AVAILABLE IN PROGRAM YEAR 2015

FEDERAL CDBG ENTITLEMENT FUNDS

In 2015, the Municipality of Norristown anticipated a CDBG allocation of approximately \$812,640 as indicated in the 2015 One-Year Action Plan. The Municipality received the full allocation amount of \$812,640.

2015 ACTION PLAN PROJECTS

The projects benefiting low/moderate income individuals as outlined in the CDBG 5-year Consolidated Plan and 2015 Action Plan include the following:

- Owner Occupied Housing Rehabilitation
- Housing Rehabilitation Technical Support
- Code Enforcement
- Fair Housing
- Severe Service Fire Engine
- Small Business Activities
- Program Administration
- Section 108 Loan Interest Payment
- Simmons Park Improvement Project
- Code Enforcement-Camera Installation
- Riverfront Park Improvement Project

By the end of the 2015 Program Year, \$835,726 in CDBG funds was expended. All funds were programmed and expended for activities benefiting low/moderate income households and neighborhoods within the Municipality.

III. THREE TO FIVE YEAR ASSESSMENT OF PROGRESS

The Municipality of Norristown's priorities for allocating available Federal, state, and local resources within the jurisdiction are made in accordance with needs as outlined in Section III of the Consolidated Plan. The Municipality will continue to revitalize its local economy by rehabilitating its infrastructure and public recreational facilities to attract additional commerce and residents.

The Municipality of Norristown's 2015-2019 Consolidated Plan and the 2015 Action Plan included the following proposed community development activities.

- 1) **REHABILITATE AND UPGRADE THE HOUSING STOCK AND IMPROVE THE QUALITY OF LIFE IN RESIDENTIAL AREAS**

In Program Year 2015, the Municipality of Norristown was the recipient of funding from a variety of federal sources to improve the quality of life within the municipality.

Owner Occupied Housing Rehabilitation

With the focus of improving the quality of life through housing rehabilitation, the Municipality has maintained this as a high priority initiative. The Municipality of Norristown with the adoption of the 2015-2019 Consolidated Plan, allocated and \$171,112 in 2015 for the rehabilitation of owner occupied housing. During the program year, the Municipality completed (4) four single unit properties.

2) PROMOTE ECONOMIC DEVELOPMENT

a) Norristown Small Business Assistance Center

The Municipality of Norristown contracted with The Enterprise Center Capital Corp. of Philadelphia to manage the Norristown Small Business Assistance Center. The center is located along Main Street and is an easily accessible site for residents and other potential business operators. This activity to benefit entrepreneurship and promote economic development in Norristown was allocated \$45,000 for the program year. During the program year, fifty-six (56) clients benefited from technical assistance.

Type of Business	Job Created	Family Size	Family Income (\$)	Stage
Child Care Services	0	4	\$50-75K	Operational
Construction	0	1	\$50-75K	Operational
Construction	0	1	\$75-100K	Operational
Deli/Retail	1	3	\$50-75K	Operational
Retail	0	1	\$10-25K	Operational
Cafe	2	4	\$25-50K	Operational
Restaurant	0	4	\$50-75K	Operational
Barber	0	1	\$50-75K	Operational
Restaurant	0	1	\$50-75K	Operational
Restaurant	0	2	\$75-100K	Operational
School	0	2	\$75-100K	Operational
Cafe	0	1	\$25-50K	Pre-Venture
Insurance	0	1	\$25-50K	Pre-Venture
Restaurant	0	1	\$25-50K	Pre-Venture
Services	0	1	\$25-50K	Pre-Venture
Non-profit	1	1	\$10-25K	Operational
Construction	0	1	\$50-75K	Operational
Lifestyle	0	2	\$50-75K	Pre-Venture
Cafe	0	1	\$75-100K	Operational
Zoo	0	1	\$75-100K	Operational
Furniture	0	2	\$75-100K	Operational

Marketing	0	3	\$75-100K	Operational
Service	0	2	\$50-75K	Operational
Education	0	1	\$50-75K	Operational
Automotive	0	3	\$75-100K	Operational
Furniture	0	2	\$75-100K	Operational
Automotive	0	2	\$75-100K	Operational
Retail	0	1	\$75-100K	Operational
Construction	0	2	\$75-100K	Operational
Café	0	2	\$75-100K	Operational
Supply	0	3	\$75-100K	Operational
Consulting	0	2	\$25-50K	Operational
Retail	0	1	\$75-100K	Operational
Heating	0	3	\$75-100K	Operational

b) Lafayette Street Transportation Improvements

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 will be 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; 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).

Construction of the second phase of the Lafayette Street Extension project began early spring 2015 and is expected to be completed spring 2017. This phase of the project includes the following construction areas:

- Realignment of approximately 1400 feet of Conshohocken Rd. (SR 3013) onto a widened Diamond Avenue from the intersection at Ridge Pike to Conshohocken Road prior to the PA Turnpike overpass.
- Realignment of the Fairfield Rd. / Ridge Pike/ Diamond Ave. intersection including a new signal.
- Reconstruction of approximately 2860 feet of Ridge Pike.
- Extending the previously constructed Lafayette Street to the newly realigned Conshohocken Road (former Diamond Ave.)
- Construction of an alley behind Diamond Ave. properties with an entrance to Ridge Pike for residential parking.
- Replacement of the existing signal at the intersection of existing Conshohocken Road and Ridge Pike.
- Permanent abandonment of a portion of existing Conshohocken Rd. from Diamond Ave. to Ridge Pike.
- Construction of storm water management basins, drainage, signalization, roadway signage, and other miscellaneous construction items.

3) ELIMINATE CONDITIONS DETRIMENTAL TO THE PUBLIC HEALTH

In Program Year 2015, the Municipality continued to fund and administer activities that eliminated conditions detrimental to the public's health, safety and welfare. This activity is essential to Norristown's revitalization efforts to prevent the decline of targeted areas. The allocation amount for code enforcement activities totaled \$101,478. They included but were not limited to:

- Code Enforcement in Targeted Municipal Neighborhoods

The Municipality previously expanded the targeted code enforcement area to further reflect the approved studies and plans. This targeted area covers boundaries with a high concentration of low to moderate-income neighborhoods, and is congruent with the Redevelopment Area as outlined in the Riverfront Redevelopment Plan. This area also includes the PA Weed and Seed designated area, allowing for supplemental funds through the State and other sources to go towards a Truancy Abatement Initiative in the Municipality. In Program Year 2015, CDBG funds provided for two code enforcement officer who inspected properties in the targeted areas in accordance with grant requirements.

4) UPGRADE AND REPLACE ANTIQUATED COMMUNITY INFRASTRUCTURE

a) Capital Streets Improvement

Beginning in FY 2005, the Municipality undertook a Capital Streets Improvement Project, with the aim of repaving the most deteriorated roadways

in Norristown. Approximately \$750,000.00 per year was budgeted for the project, garnered from a bond issue, from 2005-2008. From 2005-2011, the Municipality paved nearly sixty-two (62) miles of roadway expending over \$3.5 million in funding.. During 2012, the Municipality continued the resurfacing of roadways begun in 2010, where an additional five (5) roadways were repaved for a cost of \$584,000 covering a distance of 1.1 miles. In PY 2014, four more roadways underwent repaving, covering approximately half a mile and improvements with an additional quarter mile to be completed spring of 2015.

b) Main Street Streetscape Improvement

The Municipality is committed to improving its Main Street business district, an area which currently is facing problems with blight and failing public infrastructure. As part of the Municipality’s overall revitalization strategy, Main Street was targeted for improvement, inclusive of a streetscape project along Main Street, from Markley Street to DeKalb Street.

Funding for this project was acquired from a variety of sources, including CDBG, Montgomery County Revitalization Funds, and PennDOT funds. From 2005-2008, the Municipality set aside approximately \$762,000.00 in CDBG funds. The Municipality also received a grant from the Montgomery County Revitalization in 2007 in the amount of \$487,000.00 for the project and again in 2008 for the amount of \$450,000.00. PennDOT awarded \$550,000.00 in ISTEA funds for Phase I of the project (Cherry Street to Swede Street) and an additional \$529,840.00 in funding as part of the Hometown Streets Program for Phase II (Cherry Street to Barbadoes Street). The funding sources for Main Street Streetscape Project are summarized below:

TABLE 13: MAIN STREET STREETSCAPE FUNDS	
FUNDING SOURCE	AMOUNT
CDBG 2005 – 2008	\$ 762,000.00
2008 Montgomery County Community Revitalization Funds	\$ 450,000.00
2007 Montgomery County Community Revitalization Funds	\$ 487,000.00
PennDOT ISTEA Funds (for Phase I)	\$ 550,000.00
PennDOT Hometown Streets Funds (for Phase II)	\$ 529,840.00
Total Funding (All Phases):	\$ 2,788,840.00

Preliminary design is complete for Phase II (Cherry Street to Barbadoes Street), and has been submitted to PennDOT for review. PennDOT required an amendment to the design for revisions to crosswalk standards. Construction was completed during Program Year 2013.

Phase III (Swede to DeKalb Street) was awarded a Montgomery County Revitalization Program grant in July 2008 in the amount of \$450,000 which

supplemented the available CDBG funding for the project. In December of 2008 the project was awarded to the lowest responsible bidder.

c) DeKalb Street Streetscape

In FY 2008, the Municipality continued to implement the DeKalb Street Streetscape project, which includes new sidewalks, brick pavers, crosswalks, street trees, historic lighting, benches, and trash receptacles, along DeKalb Street in Norristown. Construction began on Phases 1-2 (Chestnut Street to Basin Street) in the winter of 2006, and was completed in early spring 2007. Phases 3 & 4 (Chestnut Street to Marshall Street and Basin Street to Fornance Street) were bid in late 2007, and construction began in early-March 2008. Construction was completed on phases 3 & 4 during the fall of 2008.

Construction of Phase 5 of the project (Marshall Street southward to Lafayette Street), began in the spring of 2010. This phase of the project builds upon the foundation of the DeKalb Street and the Main Street Streetscapes which are in place, but will also develop a new and creative design for the southern portion of DeKalb Street, which will be transformed into Norristown’s “Avenue of the Arts.”

The DeKalb Street Streetscape Project has been funded utilizing CDBG, PA-DCED New Communities grant funding, and Montgomery County Community Revitalization Grant funds, as delineated in the below chart:

TABLE 14: DEKALB STREET STREETSCAPE FUNDS	
FUNDING SOURCE	AMOUNT
CDBG 2010	\$45,000.00
CDBG 2009	\$100,000.00
CDBG 2008	\$75,000.00
CDBG 2005-2007	\$581,943.62
2008 DCED	\$23,000.00
2005 Montgomery County Revitalization Grant	\$477,000.00
2006 Montgomery County Revitalization Grant	\$450,000.00
2007 Montgomery County Revitalization Grant	\$575,000.00
2009 Montgomery County Revitalization Grant	\$800,000.00
2011 Montgomery County Revitalization Grant	\$231,000.00
PA-DCED New Communities Grant	\$250,000.00
Total Funding (All Phases):	\$3,607,943.62

d) Main and Marshall Street Lighting Upgrades

In a continued effort to improve its Main Street business district, an area which currently is facing problems with blight and failing public infrastructure, the Municipality is addressing safety and aesthetic concerns from its business owners and residents. This project is to improve lighting to promote safety and

energy efficiency along Main Street in the downtown business district. The Scope of Work includes two streetscape areas: 1) Main Street (from Barbadoes Street to Dekalb Street), and 2) Marshall Street (from George Street to Astor Street) in Norristown. The project's intent is to replace existing luminaires with new LED type luminaires of the same architectural styles. This project was completed in 2015.

5) EXPAND RECREATIONAL OPPORTUNITIES

The Municipality continued to fund and administer the expansion of recreational opportunities by developing and rehabilitating park and playground facilities. The Municipality also continued seeking other sources of funds for this activity and also supported other groups in locating funds for these same purposes.

a) Open Space Municipal-Wide Improvements

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.

Funding for these improvements is summarized in the following chart:

TABLE 15: MUNICIPAL-WIDE PARK IMPROVEMENT FUNDING	
FUNDING SOURCE	AMOUNT
2015 CDBG-Simmons Park	\$80,000.00
2015 CDBG-Riverfront Park	\$30,000.00
2014 CDBG-Simmons Park	\$27,149.00
2013 CDBG-Simmons Park	\$38,731.00
2012 CDBG-Simmons Park	\$75,000.00
2011 CDBG-Simmons Park	\$70,866.29
2010 CDBG-Simmons Park	\$237,339.39
2010 CDBG-Albert P. Parker Park (Cherry St. Park)	\$50,000.00
2007 DCNR Grant-Simmons Park	\$200,000.00
2006 CDBG	\$153,439.00
2008 Montgomery County Green Fields/Green Towns Grant Funding	\$188,000.00
Total Funding	\$1,150,524.00

Multiple Public meetings were held in the fall/winter 2007 to garner input from local residents as to what improvements they would like to see in their neighborhood parks. A list of improvements for each park was developed, and in 2008, cost estimates were prepared by the engineering consultant on the project, Remington, Vernick & Beach Engineers. The Norristown Municipal Open Space Committee then took action, allocating specific amounts of funding to each park on the list for improvements. Subsequently, an application was prepared for the Montgomery County Green Fields/Green Towns grant program, and was submitted in late-February 2008. After discussions with the county and further design and engineering work on each park, a revised application was submitted in the winter of 2009. To complete the project using available funding, the Simmons Park Improvement Project has been constituted as a multi-phase project, with construction of the first phase commencing during Program Year 2010. During 2015, continued implementation of the approved master plan has occurred.

6) PROMOTE THE PRESERVATION OF HISTORIC STRUCTURES AND NEIGHBORHOODS

During Program Year 2015, the Municipality of Norristown continued to fund and administer activities that promoted the preservation of historic structures and neighborhoods. The Municipality requires an architectural review of all exterior modifications to structures located within the Central Norristown and West Norristown Historic Districts. The Historic Architecture Review Board (HARB), which convenes monthly, reviews proposed modifications within the two historic districts to ensure that the integrity of the districts is not adversely impacted. During 2015, HARB conducted 61 reviews.

IV. ASSESSMENT OF ANNUAL PROGRESS

A. *AFFIRMATIVELY FURTHERING FAIR HOUSING*

1) FAIR HOUSING LAWS

The Federal Fair Housing Act and the Pennsylvania Human Relations Act (PHRA) are the two applicable laws that prohibit discrimination in housing because of race or color, national origin, religion, gender, familial status, and disability. PHRA additionally covers age (40 and older), ancestry, and use of a guide animal.

2) ROLE OF THE FAIR HOUSING RIGHTS CENTER OF SOUTHEASTERN PA

The Fair Housing Rights Center (FHRC) is a private non-profit fair housing organization located in Montgomery County. Approximately 90% of all clients that they serve are low-moderate income. The Norristown Planning Department has funded the Center with CDBG funds since May 2000. The Center provides education and outreach on fair housing issues to Norristown residents in accordance with the Fair Housing Act of 1968. In the past year, the Center conducted a variety of activities with Norristown residents and agencies to educate the community about discriminatory housing practices and protections provided under applicable laws. The Center also conducted activities to inform real estate

professionals and housing providers about fair housing and help them to identify discriminatory conduct with the intent to change their practices to be compliant with fair housing laws. Each year, the Center conducts fair housing compliance seminars for realtors and housing providers and also sends educational materials to local real estate agencies.

Since 2002, the FHRC has provided educational outreach to landlords who have rental properties in Norristown. As part of this effort, the Center publishes an informative newsletter for housing providers and landlords. This publication is sent to every Norristown landlord identified by the Municipality as having two or more rental units in Norristown, for a total of 200 Norristown landlords. This information is also sent to over 1,900 additional housing providers who own rental properties in Montgomery County. Additionally, the Center publishes a flyer in English and Spanish entitled, *Fair Housing – It’s the Law*, which has been provided to the Municipality of Norristown for distribution to landlords.

During Program Year 2015, the FHRC continued its education campaign with the distribution of fair housing material provided in English and Spanish to businesses and agencies in the Municipality. Workshops and educational programs continued to be offered to Norristown social service agencies, churches, neighborhood groups and residents. Public service announcements, a weekly home-seekers list, a quarterly newsletter, bi-monthly fair housing highlights, newspaper articles in the Times Herald, and SEPTA bus advertising are also part of the educational outreach strategy.

Additionally, during Program Year 2015, the FHRC assisted Norristown residents with home seekers assistance, landlord tenant counseling, or information and referral. The FHRC also conducted mass advertising and outreach by attending several community fairs, publication of newsletters, bus advertising and distribution of educational materials to hundreds of Norristown residents, elected officials, government agencies and human service agencies during the grant year. A complete listing of activities the Fair Housing Rights Center performed for Norristown in Program Year 2015 is shown in *Attachment C: Fair Housing Activities (Section VII)*.

3) DOCUMENTATION OF FAIR HOUSING COMPLAINTS

Norristown is working with the Fair Housing Rights Center to protect its citizens from discrimination. The to monitor compliance with the Federal Fair Housing Act and the Pennsylvania Human Relations Act

In Program Year 2015, the Center received fourteen (14) fair housing complaints from residents living in or trying to find rental housing in Norristown:

Total # of Complaints	14
Total # of Resolutions	14

Complaints resolved that also received referrals	3
Complaints Resolved that also received Education & Outreach	2
Complaints Resolved that also received RA/RM	6
Complaints Resolved that also received Non Specified Services	4

4) IMPEDIMENTS TO FAIR HOUSING

In rental housing, discrimination can occur in many different forms. The U.S. Census 2010 data noted that almost 58.5% of occupied housing units in Norristown were rental units. Some of the most common discriminatory practices involve landlords or property managers setting different terms and conditions based on membership in a protected class. Some of the repeated complaints received by the Fair Housing Council in Program Year 2014, had to do with landlords not returning security deposits, which is a landlord tenant abuse, and not a fair housing violation.

a) Hispanic Population

According to available 2010 Census data, approximately 28% of the population of the Municipality of Norristown is Hispanic, the majority coming from Mexico and other Central American countries. Immigration status may hinder the likelihood of a victim filing fair housing complaints. Education and outreach to groups, churches and businesses serving the Hispanic population is crucial. Unfortunately, there is not a great deal of protection for undocumented persons filing claims. HUD's FHEO does not have a policy regarding this issue. While national origin is a protected class and there is case law that clearly states that immigration status has no bearing on a person's right to exercise their fair housing rights, fear of deportation is an obvious hindrance in the filing of complaints. An urgent issue facing Norristown at this time is a problem with landlords renting and charging exorbitant rents for substandard housing to the Hispanic immigrants. Another related problem that is becoming common is a claim by other ethnic groups is that certain landlords are terminating leases to rent to Hispanic immigrants and increasing rents and demanding payments for additional expenses

1. By undertaking an educational campaign on the subject of "predatory landlords" to educate people on landlord tenant laws and fair housing rights.
2. By partnering with ACLAMO, a local non-profit agency that serves the Hispanic population of Norristown as part of a three year HUD funded enforcement grant, the Fair Housing Rights Center will conduct fair housing enforcement to the immigrant population in Norristown.

b) ADA Accessibility

Accessibility for persons with disabilities is a problem in Norristown due to the stock of older homes and multi-unit developments. All new multi-unit developments in Norristown are to be monitored for compliance with the Fair Housing Accessibility Guidelines. Section 504 of the Rehabilitation Act accessibility compliance must also be followed if the development receives federal money.



c) *Predatory Lending/Lending Discrimination*

In the area of lending discrimination, the Fair Housing Rights Center has been actively providing education about the dangers of predatory lending as a partner with the Don't Borrow Trouble Campaign of Suburban Philadelphia (DBTSEPA), and has provided educational materials, workshops, and Public Service Announcements to Norristown residents and agencies on how to avoid being victimized by predatory lenders.

5) ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING IN NORRISTOWN

Executive Summary

The Municipality of Norristown, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to "affirmatively further fair housing," each entitlement community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and take steps to affirmatively further fair housing. HUD advises communities that the Analysis of Impediments to Fair Housing should also address "Visitability," the Section 504 Rehabilitation Act, the Americans with Disabilities Act, as well as the Fair Housing Act.

HUD's Fair Housing and Equal Opportunity (FHEO) Office is now advising federal entitlement communities to update their Analysis of Impediments (AI) to Fair Housing Choice with the preparation of their Five Year Consolidated Plans, and then every five (5) years thereafter. In addition, each year Norristown, as part of its Annual Action Plan, must certify that the municipality will affirmatively further fair housing. This means that Norristown will conduct an Analysis of Impediments to Fair Housing Choice (AI), take

appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records reflecting what analysis and corrective actions were taken.

The Municipality of Norristown previously prepared an Analysis of Impediments to Fair Housing Choice in 2010. The U.S. Department of Housing and Urban Development (HUD) has asked the Municipality to update its Analysis of Impediments based on changes that HUD has made in reviewing a community's A.I. since the Westchester County, NY Case. Norristown has prepared this 2012 Update to the Analysis of Impediments to Fair Housing Choice to focus on the status and interaction of six (6) fundamental conditions within the Municipality of Norristown:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

Norristown is the County Seat of Montgomery County, Pennsylvania. It is a built-up urban area, while most of Montgomery County is suburban with large open tracts of land. The Municipality of Norristown has 57.6% of its population classified by HUD as low- and moderate-income, compared to Montgomery County which has a 28.6% low- and moderate-income population (including Norristown's population), and 27.3% excluding Norristown's low- and moderate-income population. Montgomery County's low- and moderate-income universe population is 207,809 out of a total universe population of 726,730 persons. The Municipality of Norristown's low- and moderate-income population is 17,453 out of a total universe population of 30,279 (57.64% low- and moderate-income percentage). Norristown's total population is only 4.2% of the County's total population, however, it has 8.4% of the County's total low- and moderate-income population, which indicates a disproportionate share of the County's low- and moderate-income persons live in Norristown.

Montgomery County is designated by HUD as an urban county and is a direct Federal entitlement. Montgomery County has to prepare its own separate A.I., which it is in the process of revising. It has not been released for public comment. In that document, the County will demonstrate what it is doing to affirmatively further Fair Housing outside the Municipality of Norristown in non-impacted areas.

Norristown has been experiencing a slight growth in its population over the last 20 years. However, this growth has been the result of a more transient population. The number of owner occupied housing units has been decreasing during this time period and the number of rental housing units has been increasing. As of the 2010 U.S. Census, there were 13,420 total housing units (89.1% were occupied and 10.9% were vacant). Of the occupied units in 2010, 41.5% were owner occupied and 58.5% were renter occupied. Compared to the 2000 U.S. Census data, the municipality lost only 103 total housing units, but there was a 6.6% decline in home ownership and a corresponding increase in the number of rental units, while only a 0.2% decline in the vacancy rate. This loss of home ownership has created disinvestment in the community as a result of the conversion of single family homes into apartments. This increase in the number of rental units has put an increased demand on the community's aging infrastructure.

Within the municipality, there are large concentrations of poverty and the minority population, as compared to the rest of Montgomery County. The Montgomery County Housing Authority administers 2,864 Section 8 Housing Choice Vouchers (HCV) for Montgomery County, of which 993 HCVs are being used for housing units in Norristown (35% of all Section 8 HCVs). However, there are only 6,994 occupied rental units in Norristown, which is 14% of all occupied rental units in Montgomery County (82,749 units), but the municipality has the greatest share of all Section 8 HCVs. Considering the fact that there are 6,994 occupied rental units in the Municipality of Norristown, the 993 Housing Choice Vouchers used in Norristown comprise 14.2% of all occupied rental units in Norristown. For this reason, the Housing Choice Vouchers may affect the local rental market in regard to rental rates since the HUD Fair Market Rents (FMRs) are based on the Philadelphia FMRs for the metropolitan area, which traditionally were higher than the rental rates in Norristown. This may have caused the local rents to increase to the Philadelphia FMRs. The MCHA insists that this is not the case since it performs a rent reasonableness evaluation of the rental units before a Housing Choice Voucher holder moves into the housing unit. However, the large amount of Housing Choice Vouchers further adds to the concentration of lower income households in the municipality.

Based on the latest available census data, Norristown's Black or African American population is 12,310 persons, 35.9% of the total community population and the Hispanic population consists of 9,714 persons, or 28.3% of the total population. Compared to Montgomery County, there is a large disparity in the number of minorities and Hispanics. Montgomery County's Black or African American population is 69,351 persons

(including Norristown), which is 8.7% of the total county population. Without including Norristown's population, the County's Black or African American population is 57,041 or only 8.1% of the total County population. Norristown's Black or African American population is 17.75% of the County's total minority population. In addition, there are 34,233 persons who are Hispanic and living in Montgomery County (including the Municipality of Norristown) or 4.3% of the total county population. According to the 2010 U.S. Census, there were 9,744 Hispanics living in Norristown, which is 28.5% of the total Montgomery County Hispanic population.



Norristown has only 30,279 residents which is 4.2% of the County's total population, yet it has 8.4% of the County's total low- and moderate-income population; 42.5% of all Section 8 Housing Choice Vouchers in the County; 17.75% of County's Black or African American population; and 28.5% of all Hispanics living in Montgomery County. The concentration of minorities, Hispanics, and low- and moderate-income persons in Norristown, as compared to Montgomery County as a whole, demonstrates a need to provide opportunities for mobility outside the impacted areas in Norristown. It also illustrates the need for a coordinated and cooperative approach between the Municipality of Norristown and Montgomery County, in order to affirmatively further fair housing in both the municipality and the County. This is the basis for the first impediment listed in this A.I.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to a person based on their inclusion in a protected class. The Fair Housing Act prohibits discrimination against persons based on their:

- race,
- color,
- religion,
- sex,
- national origin,
- disability,
- or familial status in the sale, rental, and financing of housing.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**

- A review of the Municipality's 2010 Analysis of Impediments to Fair Housing Choice, the Municipality's Zoning Ordinance, the Municipality's Comprehensive Plan, as well as a review of the FY 2010-2014 Consolidated Plan, FY 2011 Annual Action Plan, FY 2012 Annual Action Plan, and Consolidated Annual Performance Evaluation Reports for FY 2007 through FY 2010.
- A review of the Montgomery County Housing Authority policies and procedures in the Admission and Continued Occupancy, and the Housing Choice Voucher Administrative Plan.
- The most recent demographic data for the Municipality of Norristown was analyzed from the U.S. Census, which included general, demographic, housing, economic social, and disability characteristics.
- A review of the residential segregation data from CensusScope was completed.
- A review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data was undertaken.
- A review of financial lending institutions through the Home Mortgage Disclosure Act (HMDA) database was completed.
- A review of the real estate and mortgage practices was undertaken.
- Home mortgage foreclosure data was reviewed.
- A review of the Montgomery County MH Program FY 2013-2017, Mental Health Plan.

Interviews & Meetings

- Meetings and/or interviews were conducted with the Montgomery County Housing Authority; Accion Communal Latino Americana de Montgomery County (ACLAMO); Community Action Development Commission (CADCOM); Fair Housing Rights Center of Southeastern Pennsylvania; Fair Housing Council of Montgomery County; Montgomery County Aging and Adult Services; Montgomery County Association of Realtors; Montgomery County Housing Coalition; Legal Aid of Southeastern Pennsylvania; Montgomery County Planning Commission; Inter-Faith Housing Alliance (I-FHA); United Way of Southeastern Pennsylvania; Laurel House; Salvation Army; Equality PA; Ministerium; Women's Center of Montgomery County - Norristown Branch; Montgomery County Foundation – MBF Center Fund; community, social service, and advocacy agencies for the disabled; housing providers; Municipality staff members.
- Surveys were sent to each housing, social service, and community development agency that was invited to the roundtable discussions.

- The following agencies were in attendance for the roundtable meetings: Norristown Borough Town Watch; Montgomery County Redevelopment Authority; Habitat for Humanity of Montgomery County; Municipality of Norristown Planning Department; Montgomery County Department of Housing and Community Development; and Genesis Housing Corporation.
- Follow up phone calls were made when an organization neither returned a survey nor attended a meeting.

• **Analysis of Data**

- Low- and moderate-income areas were identified and mapped.
- Concentrations of minority populations were identified and mapped.
- Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
- Locations of Housing Choice Voucher units by census tracts.
- Fair housing awareness in the community was evaluated.
- Distribution of public and assisted housing units was analyzed and mapped.
- The location of CDBG expenditures throughout the Municipality was analyzed.
- The location of HOME expenditures throughout the Municipality was analyzed.
- The Municipality's Five Year Goals and Objectives were reviewed.

• **Potential Impediments**

- Public sector policies that may be viewed as impediments were analyzed.
- Private sector policies that may be viewed as impediments were analyzed.
- The status of previously identified impediments were analyzed.

• **Citizen Participation**

- Electronic copies of a citizen fair housing survey was made available on the Municipality of Norristown's website and distributed to several social service and housing agencies throughout the Municipality to encourage citizen input.
- The draft 2012 Update to the Analysis of Impediments to Fair Housing Choice was made available on the Norristown's website and hardcopies were placed at the:
 - **Norristown Municipal Building**
235 East Airy Street
Norristown, PA 19401

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

This was done to gather additional public comment on the AI Plan. The display period was from Friday, February 1, 2013 through Friday, February 15, 2013. A public hearing was held on February 19, 2013

- The Analysis of Impediments was approved by the governing body at its meeting of April 19, 2013.

The Municipality of Norristown’s 2012 Update to the Municipality’s Analysis of Impediments to Fair Housing Choice has identified the following fair housing impediments, as well as defining specific goals and strategies for the community to address each impediment.

- **Impediment 1: Need for a Countywide Approach to Affirmatively Furthering Fair Housing.**

The housing, racial and socio-economic data from the U.S. Census of 2010, as well as the amount of subsidized housing in the Municipality of Norristown illustrates that there is a concentration of low- and moderate-income persons, minorities, and Hispanics living in the Municipality as compared to Montgomery County as a whole.

Goal: Provide housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work outside impacted areas.

The strategies to meet this goal include:

- **1-A:** Establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for Montgomery County with representatives from the Municipality of Norristown, Montgomery County, U.S. Department of Housing and Urban Development (HUD), the two Fair Housing agencies, the Montgomery County Housing Authority (MCHA), and the other two federal CDBG Entitlement Communities in Montgomery County.
- **1-B:** The AFFH Task Force should review the mobility policies and procedures of the Montgomery County Housing Authority to encourage and support low- and moderate-income Housing Choice Voucher holders to move outside racially and economically impacted areas in Montgomery County.
- **1-C:** The four (4) federal Entitlement jurisdictions: Montgomery County, Norristown, Lower Merion and Abington should coordinate and cooperate in the preparation and implementation of their individual

Analysis of Impediments (A.I.) and/or prepare and adopt a joint A.I. in the future.

- **1-D:** The four (4) federal Entitlement jurisdictions should work together to promote and encourage the development of affordable housing throughout Montgomery County in areas that are not economically or racially impacted.

• **Impediment 2: Need to Analyze Private Lending and Insurance Practices.**

The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans originated from white and those originated from minority applicants, and furthermore, based on testing performed by the Fair Housing Council of Suburban Philadelphia (FHCSF), there appears to be discrimination in obtaining insurance quotes.

Goal: Approval rates for all originated home mortgage loans and homeowner insurance will be fair, unbiased and equal, regardless of race, familial status, and location.

The strategies to meet this goal include:

- **2-A:** The Municipality should undertake or contract with an outside independent agency or firm to conduct an in depth review of the mortgage lending practices of the local banks and financial institutions.
- **2-B:** Testing should be performed by an outside independent agency to determine if any patterns of discrimination are present in home mortgage lending practices and insurance underwriting of properties located in lower income areas of the municipality.
- **2-C:** If Federal and State funding becomes available, a higher rate of public financial assistance should be provided to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **2-D:** The Municipality has limited CDBG funds, so it should continue to fund its community improvement programs in targeted low-income neighborhoods to improve public safety protection in these areas which will reduce the insurance risk factors for homeowner insurance underwriting.

• **Impediment 3: There Is a Lack of Financial Resources.**

The Federal Government continues to reduce the amount of CDBG and HOME funds in HUD's annual budget, which reduces the allocations to entitlement communities, thus putting a strain on limited financial resources due to the housing

crisis and increased unemployment.

Goal: Increase federal funding for the CDBG and HOME Programs to pre- FY 2010 budget levels which will allow entitlement communities to better achieve their housing and community development goals.

The strategies to meet this goal include:

- **3-A:** Contact the Congressmen from Pennsylvania and Montgomery County to increase the appropriations for the CDBG and HOME programs.
- **3-B:** Encourage and support non-profit housing agencies to apply for funding for housing from federal, state, and private foundation resources to promote and develop affordable housing throughout Montgomery County, but outside impacted areas.
- **3-C:** The Montgomery County Housing Authority and the Montgomery County Department of Housing and Community Development should promote, support, and partner with private developers to build affordable housing using the Low Income Housing Tax Credit (LIHTC) Program throughout Montgomery County, but outside impacted areas.
- **3-D:** Cooperate with Montgomery County and the other two federal CDBG Entitlement Communities in Montgomery County to pool resources and leverage private funds to develop affordable housing outside impacted areas throughout Montgomery County.

Impediment 4: Continue Fair Housing Education and Outreach.

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents and the Hispanic population.

Goal: Improve the public's and local official's knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

The strategies to meet this goal include:

- **4-A:** Continue to promote Fair Housing awareness through seminars and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act, the Americans With Disabilities Act, Violence Against Women Act, and the PA Human Relations Act.
- **4-B:** Continue to make available to and distribute literature and informational material, in English and Spanish, to pass out, concerning fair housing issues, an individual's housing rights, and responsibilities to affirmatively further fair housing.

- **4-C:** Include a link on the municipality’s website that will provide information on Fair Housing, a person’s housing rights, and who to contact in cases of suspected housing discrimination.
- **4-D:** Continue to contract with the Fair Housing Rights Center to provide testing services, referrals, and assistance in resolving Fair Housing complaints that may arise in the municipality.
- **4-E:** Educate and promote that all residents have a right to live in any community in Montgomery County, especially outside impacted areas.

Impediment 5: Need to Address Public Policies and Regulations.

The Municipal Zoning Ordinance was outdated and has been revised. Norristown has re-written its zoning ordinance in order to bring it into compliance with the Fair Housing Act. Several key sections have been completed over the past ten months, and the final revised document was available for public comment in 2013.

Goal: The Municipal Zoning Ordinance and other policies and ordinances will promote affordable housing and affirmatively further fair housing in order to meet the needs of all residents in Norristown.

The strategies to meet this goal include:

- **5-A:** The municipality in its review and revisions to the Zoning Ordinance should change 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 should also be 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 should review and consider expanding locations where group homes are permitted. Presently, group homes are only permitted in the “TR – Town Residential District”. This is a very small area located in the center of Norristown, north of the Central Business District. This area also has the highest percentage of minority concentration and over 70% low- and moderate-income. Group homes should be permitted in other residential districts that permit duplexes or multi-family housing, and areas that are not impacted. Group homes need to be located throughout Montgomery County and this need should be brought to the attention of Montgomery County Planning Commission to address on a countywide basis.
- **5-C:** The specific use regulations found in §320-135 of the Zoning Ordinance should be 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 needs to continue its review of other policies and ordinances to protect the rights of its residents. The Fair Housing Rights Center (FHRC) provided technical assistance in revising the ordinance.

Impediment 6: There Is a Continuing Need for Affordable Rental Housing.

The Municipality of Norristown has the greatest supply of affordable rental housing in the County. However, the monthly cost of rent for apartments has steadily increased to the point that over 65.5% of all renter households in Norristown with incomes less than 50% of the median income are considered cost overburdened.

Goal: Additional affordable rental housing will be developed outside impacted areas throughout Montgomery County, especially for households whose income is less than 50% of the median income and the disabled, through new construction (in-fill housing) and the rehabilitation of vacant buildings and mixed-use buildings to reduce the number of lower income households who are cost overburdened.

The strategies to meet this goal include:

- **6-A:** Support and encourage both private developers and non-profit housing providers to develop plans for the construction of new affordable mixed income rental housing that is located outside of areas with lower income concentrations throughout Montgomery County.
- **6-B:** Continue to support and encourage the rehabilitation of existing housing units in Norristown to become decent, safe, and sound rental housing that is affordable to lower income households.
- **6-C:** Continue to encourage the development of group homes for the disabled outside impacted areas throughout Montgomery County and de-concentrate housing for the disabled by working with Montgomery County to provide satellite services and transportation for the disabled so they can reside anywhere in Montgomery County.
- **6-D:** Provide financial assistance to low-income households that are cost overburdened, particularly those households whose incomes are at or below 50% of the area's median family income to reduce the cost for their housing.

Impediment 7: There Is a Continuing Need for Affordable Housing for Sale.

The median value and cost to purchase and maintain a single family home in Norristown that is decent, safe, and sound, has increased significantly to over \$100,000, and it is even higher in Montgomery County, which limits the choice of

housing for lower income households to impacted areas in Norristown.

Goal: Promote the development of for-sale single family homes for lower income households through new construction, in-fill housing, and rehabilitation of vacant houses, outside areas of low-income concentration throughout Montgomery County.

The strategies to meet this goal include:

- **7-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for-sale and which is located outside areas with lower income concentrations throughout Montgomery County.
- **7-B:** Continue to support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound for-sale housing that is affordable to lower income households, especially in Norristown.
- **7-C:** Partner with Montgomery County to provide financial assistance in the form of down payment assistance and low interest loans to lower income households to become homebuyers anywhere in Montgomery County, but outside impacted areas.
- **7-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower income households to become homebuyers and move outside areas of low-income concentrations.

Impediment 8: There Is a Continuing Need for Accessible Housing Units That Are For-Sale or Rent.

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in Norristown, since 69.2% of the municipality's housing units were built over 50 years ago and do not have accessibility features.

Goal: Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled.

The strategies to meet this goal include:

- **8-A:** Continue the on-going programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by providing low-interest loans or grants to homeowners and landlords who will make handicap improvements, and will keep their rents affordable.

- **8-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in Montgomery County.
- **8-C:** Continue to enforce the ADA and fair housing requirements for landlords to make “reasonable accommodations and modifications” for their rental properties so they are accessible to tenants who have a disability.
- **8-D:** Continue to provide financial assistance to elderly homeowners in Norristown to make accessibility improvements to their properties in order for these residents to remain in their own homes.

Impediment 9: The Effect of the De-Institutionalization of Norristown State Hospital Patients.

With the reduction in the number of in-patients that will be housed in the state mental health care facility in Norristown, there is the possibility that the dispersal will be into the surrounding neighborhoods where there are more rental units than single family homes and the area is already impacted.

Goal: Decent, safe, sound, and affordable housing opportunities will be made available to those congregate living residents who will be de-institutionalized.

The strategies to meet this goal include:

- **9-A:** The Municipality of Norristown has been excluded from the planning efforts being developed by the State and County. Norristown should notify the State and County that it wants to be a partner in the planning process to develop and support a coordinated plan for the dispersal and de-institutionalization of the existing residents who are residing at the state mental hospital.
- **9-B:** Montgomery County and the Municipality of Norristown will need to amend their Five Year Consolidated Plan in regard to the required section entitled “Development and Implementation of a Discharge Coordination Policy.”
- **9-C:** Montgomery County needs to conduct public meetings with municipal and county residents of the surrounding areas to present the dispersal and de-institutional action plan for the re-housing of these former residents into the community.
- **9-D:** Promote and encourage a plan for the development of new affordable housing for the former residents of Norristown State Hospital into areas outside concentrations of low-income households in Montgomery County.

- **9-E:** The County and State should provide satellite services and transportation for the former residents so they can reside anywhere in Montgomery County.

Impediment 10: There Is a Need to Improve the Mobility and De-concentration of Lower Income Areas.

There is a concentration of lower income households in the central and southern portions of the municipality (C.T. 2035, B.G. 4 with 81.8% low/mod population), while most of the County does not have similar concentrations of poverty as shown in the 2010 U.S. Census Data.

Goal: Increase the mobility opportunities of lower income households to move outside concentrated Low/Mod income areas to non-impacted areas throughout Montgomery County.

The strategies to meet this goal include:

- **10-A:** Partner with Montgomery County to promote down payment and financial assistance programs to lower income households to enable these households to move outside areas of lower income concentration into non-impacted areas of the County.
- **10-B:** Continue to support the program with the county to identify areas for the development of new affordable housing on the outskirts of the municipality and adjacent areas in the county in order to de-concentrate low-income areas.
- **10-C:** Continue to provide development and financial incentives for new development sites outside areas of lower income concentration for affordable housing for lower income households.
- **10-D:** Continue to promote and encourage mixed-income housing developments with private developers to provide housing opportunities and mobility of lower income households to move outside areas with a concentration of lower income residents throughout Montgomery County.
- **10-E:** Encourage the Montgomery County Housing Authority to participate in the HUD Housing Mobility Grant Program for Southeastern Pennsylvania, to develop a regional housing mobility program to promote housing choices in inclusive, stable, and economically prosperous communities.
- **10-F:** Continue to support the production of the *HomeSeekers List* whose monthly editions consolidate affordable housing rental listings in an effort to de-concentrate impacted areas.

B. COMMUNITY HOUSING NEEDS

NORRISTOWN'S HOUSING STOCK

The 2010 Census listed a total of 13,420 housing units within the Municipality, of which 11,963 were occupied. Of these, 4,969 units were owner-occupied. The Municipality's Comprehensive Housing Affordability Strategy (CHAS) reflected over 400 of the owner-occupied units as substandard. Since the year 2000, there have been 499 new units constructed within the Municipality of Norristown, bringing the total number of housing units to 14,130. The following table outlines the age of the Municipality's housing stock:

YEAR STRUCTURE BUILT	Number	Percent
March 2008 to 2014	66	0.6%
March 2000 to 2007	441	3.2%
1999 to March 2000	31	0.3%
1995 to 1998	94	0.8%
1990 to 1994	154	1.2%
1980 to 1989	481	3.5%
1970 to 1979	1,062	7.5%
1960 to 1969	2,081	14.7%
1940 to 1959	3,393	24.1%
1939 or Earlier	6,227	44.1%
Total:	14,130	100%

The age of the housing stock and low to moderate income ownership has combined to create a formidable substandard housing problem. As major systems in a property deteriorate or malfunction, many of the home owners on fixed incomes or those who can be classified as low-moderate income earners, lack the resources to make necessary repairs. This in turn exacerbates the problem as repairs are put off, or made in a haphazard or piecemeal manner. These properties continue to deteriorate and homeowners are forced to live in hazardous conditions with marginal electrical systems, not designed with the capacity of modern appliances, or roofs that have deteriorated beyond repair and are causing major problems to the structural integrity of the property. In many instances these problems have caused the owners to abandon the property because of major damage. These properties have become economically unfeasible for rehabilitation, and eventually become long-term vacant properties that cause a blighting influence on a neighborhood. This problem has been compounded by the current economic crisis, and prevalence of subprime lending. While comparing Norristown with other municipalities, it is a bit less of an adverse factor, with only 30% of mortgages being subprime compared with 80 to 90% in surrounding areas. .

The Municipality is committed to increasing the viability of the available housing stock by acquiring properties, rehabilitating them, and selling the properties at an affordable rate to moderate-income persons instead of demolishing the structures. In addition, the Municipality has initiated an owner-occupied housing rehabilitation program to address the housing

problems of low to moderate income homeowners. Since becoming a CDBG entitlement community in 1986, Norristown has devoted a portion of its CDBG budget, and any available funding from other sources (including DCED-HOME funds) to its rehabilitation program. The Municipality has spent well over \$8 million in the last 15 years for housing rehabilitation programs.

The Municipality's secondary priority is to increase home ownership. The First-Time Homebuyers Program of down payment and closing cost assistance has served as a direct benefit for families primarily in the low and moderate-income brackets. Evidence indicates that providing down payment assistance continues to allow for a significant boost to renters, enabling them to afford the costs associated with the purchase of a home and allowing for the creation of more stable neighborhoods in Norristown.

THE REINVESTMENT FUND—HOUSING & DEMOGRAPHIC DATA ASSESSMENT

In 2007, The Reinvestment Fund (TRF), through a grant from the William Penn Foundation, partnered with the Municipality and Montgomery County to conduct a demographic and data study of housing and related development concerns in Norristown. The study focused on the housing market in Norristown, evaluating such issues as family income level, median home sales prices, property condition, property tenure, owner-occupied vs. rental properties, and large landlord holdings. The results of the study were then mapped utilizing Geographic Information Systems (GIS), to create an easily understandable “snapshot” of housing issues facing the different sections of the Municipality (*Please see map examples in Attachment A: Section V*).

Key positive findings of the study include:

- Norristown has experienced a significant increase in property values over the 2001-2005 period—89% or \$41,252 net average increase. This is a significant increase in relation to Norristown’s surrounding municipalities—Bridgeport Borough-70%; Plymouth Meeting-64%; East Norriton Township-59%; Upper Merion Township-48%; West Norriton Township-42%.
- Norristown had a relatively low number of sub-prime mortgages—only 30% of all loans in 2004-2006.
- Norristown’s housing stock remains affordable, particularly in comparison with its neighboring municipalities in Montgomery County, as the table below relates:

TABLE 8: NORRISTOWN RESIDENTIAL TRANSACTIONS 2005-AUGUST 2007			
Value of Sale	Norristown	%	Other Surrounding Municipalities
Under \$120,000	850	51%	7%
\$120,000-\$200,000	680	41%	21%
Over \$200,000	144	8%	72%

Some negative findings of the study include:

- Norristown is highly renter-occupied (52% of all housing units) especially in older and smaller buildings around the downtown area. In addition, thirteen (13) of the largest landlords own 11% of the approximately 7,000 renter-occupied units located in Norristown.
- Deferred maintenance, building code issues, and overcrowding are especially high in the highest density areas within the municipality—23% of all non-residential and 34% of all residential properties are in need of improvements.
- Median household income distribution & surrounding municipalities—56% of households in Norristown make less than \$50,000.00 per year, while only 35% of households in the surrounding municipalities (Bridgeport Borough, Plymouth Meeting, East Norriton Township, Upper Merion Township and West Norriton Township) make less than \$50,000.00 per year.

Conclusions:

- Need for concentrated efforts towards continued maintenance and rehabilitation of existing housing stock, through code enforcement efforts and other innovative local policies. Noted the need to sustain neighborhoods which may be in danger of decline, through targeted initiatives to build upon the positives of new housing stock development adjacent to declining neighborhoods. In 2010, two additional code enforcement officers were hired.
- As a result of the study conducted in 2008, during Program Year 2012 the Municipality continued its efforts of the Owner-Occupied Housing Rehabilitation Program; continuation of the First-Time Homebuyers Program; Code Enforcement in targeted neighborhoods throughout the Municipality; and upgrading antiquated community infrastructure, including parks and recreation areas. These efforts are directly reflective of our Five Year Consolidated Plans number one Short Term Objective, to “Rehabilitate and upgrade housing stock and improve the quality of life in residential areas.” The above mentioned efforts are also compliant with the Consolidated Plan’s Long Term Objective, Priority 2, “Upgrade the housing stock for residents of all income levels in order that every resident will occupy safe, healthy, and decent living quarters.”

1) OWNER-OCCUPIED REHABILITATION—HIGH PRIORITY

a) Rationale:

Rehabilitate substandard owner occupied units in order to preserve standard affordable units. A majority of substandard owner occupied units are occupied by low and moderate-income persons.

b) Investment Plan:

The Municipality continued the funding and administration of the Owner-Occupied Housing Rehabilitation Program in 2014. All households participating in the program are low to moderate income earners, and benefit

from CDBG funds.

c) Geographic Distribution:

Municipal-wide. The Municipality provides assistance in all areas based on individual household eligibility and availability of funds.

d) Service Delivery and Management:

The Municipality continued to administer the Owner-Occupied Housing Rehabilitation Program through a housing program consultant. The Municipality conducted monitoring reviews to determine whether the program was being carried out in accordance with its needs in the following manner:

1. The Municipality continued to require and conduct a monitoring review of monthly reports submitted by the Housing Program Consultant.
2. The Municipality reviewed and approved bills before payment on an ongoing basis.
3. The Municipality met and discussed figures and goals of the Program with the Consultant on an ongoing basis.
4. The Municipality continued to consistently seek other sources of funding for this project. In FY 2015, the Municipality applied for, and received \$500,000 in HOME funding from PA-DCED towards owner-occupied housing rehabilitation in a targeted neighborhood.

e) Proposed Accomplishments:

YEAR	# OF UNITS TO BE COMPLETED
2015	4

f) Accomplishments

Utilizing CDBG funds the Municipality started rehabilitation of four (4) single unit properties during the reporting period.

2) ACQUISITION/REHABILITATION/RESALE: AFFORDABLE HOUSING PROGRAM—

MEDIUM PRIORITY

a) Rationale:

Acquire and rehabilitate vacant substandard units in order to increase the affordable housing stock for moderate-income persons. Rehabilitation of these properties in the private market makes the units prohibitively expensive for moderate-income persons. The Municipality assigned this program a medium priority because almost all of the available public housing units from the

Montgomery County Housing Authority have been rehabilitated. Therefore, there was not as large a concentration of resources in this area during the fiscal year.

b) Investment Plan:

The Municipality continued to fund and administer the Vacant Residential Acquisition Program. The Municipality will acquire vacant residential properties for rehabilitation and either perform the rehabilitation, or donate the properties to a non-profit agency for rehabilitation. The improved property will subsequently be sold to a moderate-income household.

As part of this initiative, in 2007, the Municipality administered a blighted property program, which focused on fifty-three (53) dilapidated and chronically vacant properties throughout Norristown. To date, private property owners have begun abatement on fifty (50) of these properties. The Municipality was awarded HOME CHDO funds in 2008 from DCED in the amount of \$530,000 for a local CHDO to acquire and rehab targeted properties. Contracts were executed in late 2009 with work commencing in 2010.

c) Geographic Distribution:

Municipal-wide, with an emphasis on blighted areas and problem vacant properties in concentrated code enforcement and Norristown Weed and Seed areas. The Municipality will acquire vacant residential properties anywhere within the Municipality provided the cost of the property is reasonable and meets the program criteria.

d) Service Delivery and Management:

The Municipality of Norristown's Planning Department staff will continue to administer the Acquisition/ Rehabilitation/ Resale program collaboratively with a CHDO.

e) Proposed Accomplishments:

YEAR	# OF UNITS TO BE COMPLETED
2014	0

f) Accomplishments:

During Program Year 2014, there were 0 properties that were undergoing rehabilitation by the CHDO for resale to a low-moderate income first-time homebuyer family. Although we have not undergone any CHDO rehabilitation with CDBG funding our local CHDO has completed 4 properties during 2014.

3) HOME OWNERSHIP OPPORTUNITIES: FIRST TIME BUYERS ASSISTANCE

PROGRAM— HIGH PRIORITY

a) Rationale:

Moderate-income renters who want to become homeowners lack sufficient down payment and closing cost funds. By providing funds for down payment and closing costs, the Municipality will meet its objective of increasing home ownership. This program is of high priority for the Municipality because increased home ownership has been demonstrated to be an essential element in neighborhood stabilization.

b) Investment Plan:

In Program Year 2014, the Municipality continued develop and implement its First-Time Homebuyer's Program. This program assists renters, who are low to moderate-income households, to become permanent homeowners. In addition to funding 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.

c) Geographic Distribution:

Municipal-wide.

d) Service Delivery and Management

The Municipality of Norristown's Planning Department administers the program directly. The program was re-opened after incorporating the lead based paint rules and several people showed interest by picking up information packages on this program. During the program year, eligible first time homebuyers received up to \$5,000 toward down-payment and closing cost assistance for the purchase of a property in Norristown.

In addition, Montgomery County offers a similar First-Time Homebuyers program, which offers eligible homebuyers a grant of up to 10% of the sales price of the property towards closing costs. Montgomery County has also developed an innovative Employer Assisted Housing Program, which offers employees of Montgomery County up to \$15,000.00 towards the purchase of a home in either the Municipality of Norristown or the Borough of Pottstown. Both of these programs have helped to augment Norristown's CDBG-funded First-Time Homebuyers Program, and further encourage local residents to purchase a home in the Municipality of Norristown.

e) Proposed Accomplishments:

YEAR	# OF HOUSEHOLDS TO BE ASSISTED
2015	0

f) Accomplishments:

In 2015, through the Municipality's CDBG funded First-Time Homebuyer's

Program, two residents received assistance with down payments and closing costs.

4) WEATHERIZATION—MEDIUM PRIORITY

a) Rationale:

Improve low income housing by making housing stock more energy efficient and enhancing safety.

b) Investment Plan:

The Municipality of Norristown will support applications for funding for the continuance of the low-income Weatherization program by the Montgomery County Community Action Development Commission (CADCOM). All households participating in this program are low-income households.

c) Geographic Distribution:

Municipal-wide.

d) Service Delivery and Management:

The Montgomery County Community Action Development Commission (CADCOM) will continue to administer the Weatherization Program for the Municipality and Montgomery County. The program year

e) Accomplishments:

During 2015, CADCOM provided weatherization assistance to four (4) owner-occupied units total within the Municipality of Norristown.

Under the LIHEAP/CRISIS program, CADCOM helped 10 homeowners in the Municipality without heat to have their heaters serviced or replaced.

CADCOM met 100% of their goals for Montgomery County for their program year.

5) HOUSING CHOICE VOUCHERS—LOW PRIORITY

a) Rationale:

Provide affordable low-income housing through the issuance of the Housing Choice Voucher Program.

b) Investment Plan:

The Municipality of Norristown supports the application for the current level of funding for Housing Choice Voucher Program, formerly referred within Montgomery County as Section 8 Certificates or Vouchers. The Municipality already has a large concentration of the Montgomery County's Housing Choice Vouchers. In 2014, with approximately 5% of Montgomery County's population, the Municipality had approximately 35% of the Housing Choice Voucher units, of which there were an average 993 units used in PY 2014. 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.

c) Geographic Distribution:
Municipal-wide.

d) Service Delivery and Management:
The Montgomery County Housing Authority continues to administer the Housing Choice Voucher Program.

e) Proposed Accomplishments:

YEAR	# OF UNITS TO BE ASSISTED
2015	790

f) Accomplishments:

For the 2015 Program Year, the Montgomery County Housing Authority reported 2,864 Housing Choice Vouchers under its administration. The Montgomery County Housing Authority, which oversees this program, requires an annual inspection of each property that receives a voucher and a criminal background check for each recipient. Of that figure, 987 Housing Choice Vouchers were utilized within the Municipality of Norristown representing 34% of the total vouchers. Of the 987 vouchers used within the Municipality, 152 or approximately 16% were used to assist seniors in the community. The vouchers used were representative of 14% of Norristown's 6,994 rental units and 7% of Norristown's 13,420 housing units. This finding compares to Housing Choice Vouchers encompassing 0.55% of all housing units and 2.29% of rental units in the remainder of Montgomery County excluding Norristown.

TABLE 9: HOUSING CHOICE VOUCHERS USED IN NORRISTOWN

Month & Year	# of Rental Units with Vouchers
March 2005	1,298
March 2006	1,148
March 2007	1,085
March 2008	1,078
March 2009	1,244
March 2010	1,242
March 2011	1,163
March 2012	1,128
March 2013	1,094
March 2014	1,018
March 2015	993

6. HOMELESSNESS AND OTHER SPECIAL NEEDS STRATEGY—LOW PRIORITY

The Municipality of Norristown has a large number of organizations offering facilities and services for the homeless and persons at-risk of homelessness. The Municipality continues to provide staff time and technical assistance by actively participating in Montgomery County Homeless Task Force projects, the Montgomery County Housing Coalition, Montgomery County Partners for Home Ownership, and the Montgomery County Continuum of Care.

C. CONTINUUM OF CARE (COC)

The Municipality continues to be committed to being a part of a comprehensive effort in response to the problem of homelessness within Norristown and broader Montgomery County. In 2014 Norristown was a participant in the Continuum of Care process of planning and implementation, which involved working together with both public and private agencies toward an extensive array of outreach, assessment, prevention, emergency/transitional, supportive services, and permanent housing for the homeless in the Municipality. Norristown remains a part of the Permanent Housing Subcommittee, through partnership with the Montgomery County Partners for Homeownership.

As aforementioned, the Municipality is also home to a majority of the nonprofit social-service organizations and government institutions that service this population in Montgomery County. 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.

Norristown actively supports the Montgomery County Continuum of Care (COC), and supports permanent housing for the homeless. 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)
- Carson Valley Children's Aid
- 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 Behavioral Health/Developmental Disabilities
- Montgomery County Veteran Affairs
- The Salvation Army

To effectively gauge the needs of the homeless, the COC committee on Shelter and Transitional Housing conducted a housing inventory of Montgomery County to document all available housing assistance centers. A point in time count was conducted to determine the utilization rates of emergency shelters.

Below are the results of the Emergency Shelter utilization rates in Montgomery County for PY2014 and PY2015:

TABLE 10: 2014 SHELTER UTILIZATION RATES- EMERGENCY SHELTER	
Available Beds	241
Point in Time – Used Beds	213
Utilization Rates	88%

TABLE 10: 2015 SHELTER UTILIZATION RATES- EMERGENCY SHELTER	
Available Beds	285
Point in Time – Used Beds	198
Utilization Rates	69%

The table below demonstrates Transitional Housing Shelter utilization rates in Montgomery County in Program Year 2014.

TABLE 11: 2014 SHELTER UTILIZATION RATES- TRANSITIONAL HOUSING	
Available Beds	240
Point in Time – Used Beds	219
Utilization Rates	91%

TABLE 11: 2015 SHELTER UTILIZATION RATES- TRANSITIONAL HOUSING	
Available Beds	252
Point in Time – Used Beds	229
Utilization Rates	90%

NON-HOMELESS SPECIAL NEEDS

Non-homeless persons with special needs have been defined as:

- Elderly
- Frail elderly
- Persons with disabilities
- Persons with alcohol or other drug habits
- Persons diagnosed with AIDS and related diseases
- Victims of domestic violence
- Families lacking economic stability

Norristown has numerous supportive housing facilities that assist persons who are not homeless and request supportive housing and services. The utilization rates of permanent supportive housing can be found below.

TABLE 12: 2014 SHELTER UTILIZATION RATES- PERMANENT SUPPORTIVE HOUSING	
Available Beds	786
Point in Time – Used Beds	662
Utilization Rates	84%

TABLE 12: 2015 SHELTER UTILIZATION RATES- PERMANENT SUPPORTIVE HOUSING	
Available Beds	215
Point in Time – Used Beds	215
Utilization Rates	100%

The Shelter Utilization rate tables above are courtesy of Your Way Home, Montgomery County (YWH). The YWH uses a collective impact model to address the challenges of homelessness in Montgomery County. Under the initiative, YWH provides demographic and system performance data, including a Housing Inventory Chart (HIC). The HIC provides is a compilation of all organizations and beds that are targeted to serving people who are homeless in the county. The HIC is sorted into categories for emergency shelter programs, transitional housing programs, permanent supportive housing programs, and rapid re-housing programs. Each inventory listing provides information on the target population served and the number of beds available. The HIC also includes the utilization rate of the program on the night of the 2015 Point in Time Count.¹

D. OTHER ACTIONS IN STRATEGIC AND ACTION PLANS

The Municipality of Norristown has maintained its partnerships with non-profits to ensure that needs of the disadvantaged were addressed. The active partners addressing homeownership and homelessness include Montgomery County Homeless Task Force Project, Montgomery County Partners for Homeownership, and the Montgomery County Housing Coalition (Montgomery County Continuum of Care).

The following actions were undertaken or ongoing in Program Year 2015 to foster growth and maintenance of affordable housing while eliminating barriers to affordable housing:

- Continued funding of the Fair Housing Council of Southeastern Pennsylvania
- Continuing funding of the First Time Homebuyers Program
- Continued funding of Code Enforcement activities.
- Continuing funding for owner occupied Housing Rehab.
- Continuing funding for public infrastructure including sidewalks and parks.

AFFORDABLE HOUSING

The housing stock in Norristown is one of the oldest in the region, consisting mainly of row homes. Its age and state or repair allows it to remain affordable. All Municipal housing programs (owner-occupied housing rehabilitation, acquisition/rehab/resale, scattered sites rehabilitation, first time homebuyer's down-payment and closing cost assistance) are all targeted to low and very low income households at 80% or below median income. Though the Municipality does not undertake rental housing, this need is addressed by housing programs within Norristown offered by Montgomery County Housing Services and the Montgomery County Housing Authority. In addition to the Municipality's First-Time Homebuyer Program, various non-profits working in Norristown are looking to provide or assist with moving renters to some type of home

¹ <http://yourwayhome.org/system-performance-impact-data>

ownership. These include Genesis Housing Corporation (a local CHDO), Habitat for Humanity, and Montgomery County Community Action Development Commission (CADCOM). The Municipality conducts code enforcement inspections on units as needed on an ongoing basis and also continues to fund the Fair Housing Rights Center of Southeastern PA, which administers all affordable housing questions, complaints, and investigations. As always, the Municipality's targeted priority for home ownership is Norristown renters. They are encouraged to utilize Norristown's First Time Homebuyers Assistance Program for low/moderate income individuals and families.

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. As of February 2015 there were 987 Housing Choice Vouchers utilized within the 3.5 square mile jurisdiction of Norristown out of a total of 2,864 authorized MCHA Housing Choice Voucher units within Montgomery County. Out of the units within the Municipality of Norristown, approximately 16% were for the benefit of elderly households. While addressing the elimination of barriers to affordable housing, Norristown will continue to advocate for de-concentration of these resources to allow for a more equitable distribution throughout greater Montgomery County.

LEAD-BASED PAINT HAZARDS

In compliance with CDBG regulations, the Municipality performs a risk assessment on all our housing rehabilitation projects, to identify any hazards associated with Lead Paint. Of all the properties that received CDBG funding in 2014, 60% had lead hazards. In 2014 the Montgomery County Department of Health reported 36 cases of children in Norristown with elevated lead levels, exceeding 10mcg/dL out of 75 total reported cases within the county. Measures are in place to address these hazards during the rehabilitation, and the Lead Certified Inspector does a clearance test prior to the closeout of the project for the Housing Rehabilitation Program. Properties for rehabilitation are bid out specifically to qualified Lead Paint Certified contractors. Staff members have also procured online visual assessment course certifications, and are able to do visual tests on applicable properties for our First Time Home Buyers Program.

EFFORTS TO OVERCOME GAPS IN INSTITUTIONAL STRUCTURE AND ENHANCE COOPERATION

The following actions were taken by the Municipality to enhance coordination between public and private agencies to aid in overcoming gaps in institutional structure:

The following actions were undertaken or ongoing in Program Year 2014 to overcome institutional gaps in housing, homelessness and community/economic development:

- Active participant with the Montgomery County Housing Coalition
- 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
- 2 market rate developments have been or are currently are under construction. These include 24 and 10 unit townhouse developments
- 1 market rate home was built.
- Partnered with Montgomery County for the implementation of various infrastructure projects including sidewalk and park improvement and also with the Lafayette Street Corridor Project

REDUCTION OF THE NUMBER OF FAMILIES IN POVERTY

All of the Municipality's programs focus on empowering the lives of Norristown residents and increasing economic and housing opportunities for low- and moderate-income individuals. Examples of some of these programs/projects include the following:

1) 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.

2) NON-PROFITS

The Municipality of Norristown continues to fund nonprofits to help achieve education, housing, and redevelopment goals in the Norristown. The Municipality provides service, infrastructure, and facility improvements funding to facilitate job training programs, ESL classes, GED classes, and other forms of technical assistance to assist low-moderate income resident in Norristown. During the program year, Norristown funded the following agencies, including, but not limited to the following: ACLAMO, 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; and the Opportunities Industrialization Center provides services that include a day care facility GED and ESL (English As a Second Language) programs.

3) 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 2015 assisted fifty-six (56) businesses.

E. LEVERAGING RESOURCES

The leveraging of resources is vital to a financially strapped community such as Norristown. With limited operating capital, competitive grants provide the backbone of public sector improvements. Improvements such as road reconstruction, sidewalk replacement, housing rehabilitation, enhancement/preservation of open space, historic façade improvements, computer and other information technology end-user enhancements, and criminal justice programs are some of the projects and programs that Norristown has recently applied for on a competitive basis. In addition the Municipality generates program income from persons purchasing rehabilitated properties through the acquisition/rehab/resale and Norristown/MCHA scattered sites programs, and payoffs from liened properties that are sold before the affordability term is up. The Municipality leverages Historic Facade Improvements funds with private funds, by requiring a dollar for dollar match of up to \$7,500.00 for all eligible applicants to the program. Additionally, the First Time Home buyers program requires a 3% down-payment match. With extremely limited funding availability, Norristown has been able to successfully leverage funds to demonstrate required “matches” above and beyond the minimally required funding levels. Without CDBG funds Norristown would have an arduous time beginning projects and programs let alone completing them.

The following table will demonstrate fund leveraging in Program Year 2015:

TABLE 19: FUND LEVERAGING IN PROGRAM YEAR 2015				
Project Title	CDBG Amount	Leverage Source	Leverage Amount	Leverage %
Code Enforcement	\$ 160,000.00	Municipal General Fund	\$ 160,000.00	100%
Dekalb Street Avenue of the Arts-Phase I	\$ 45,000.00	CRP	\$ 800,000.00	1800%
Simmons Park Improvement Project	\$ 237,339.39	DCNR	\$ 200,000.00	84%
		County	\$ 188,000.00	79%
Totals:	\$ 437,339.39		\$ 1,343,000.00	433%

OTHER FEDERAL FUNDS

Department of Justice, Office of Justice Programs—Justice Assistance Grant

During Program Year 2015, 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 \$46,037.

Department of Justice, Office of Justice Programs—Justice Assistance Grant

During Program Year 2014, 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 \$55,414.

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 \$29,751.80 of the Norristown allocation has been expended.

During Program Year 2012, 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 \$57,116. To date \$31,312.45 of the Norristown allocation has been expended.

During Program Year 2011, the Municipality of Norristown, in conjunction with the Borough of Pottstown and the Township of Cheltenham, was awarded a Justice Assistance Grant (JAG) through the US Department of Justice in the amount of \$81,289. To date \$46,077.97 of the Norristown allocation has been expended.

COMMONWEALTH OF PENNSYLVANIA FUNDS

Pennsylvania Department of Community & Economic Development (DCED)

During Program Year 2010, the Municipality continued project the following allocations from the Pennsylvania DCED:

TABLE 1: 2008-2014 DCED GRANT APPLICATIONS		
ACTIVITY	REQUESTED	AWARDED
Traffic Signalization at Airy & Noble Sts.	\$75,000.00	\$75,000.00
Norristown Blighted Property Project	\$30,000.00	\$30,000.00
DeKalb Street Streetscape Avenue of the Arts	\$300,000.00	\$23,000.00
Traffic Signalization Improvements Project - Airy Street and Noble Street - Cont'd	\$75,000.00	\$75,000.00
Code Enforcement Capacity Building	\$60,000.00	\$60,000.00
Traffic Study- DeKalb Two-Way	\$25,000.00	\$25,000.00
HOME CHDO Application	\$550,000.00	\$550,000.00
2009 Neighborhood Stabilization Program	\$464,500.00	\$464,500.00
HOME Housing Rehabilitation Program	\$500,000.00	\$500,000.00
2014 HOME Application	\$500,000.00	pending

Pennsylvania Department of Conservation and Natural Resources (DCNR)

In Program Year 2009, the Municipality was awarded \$15,000 from DCNR to conduct a Master Plan for Riverfront Park. Through a competitive RFP process the consulting firm Johnson, Mirmiran & Thompson was selected to complete the master planning process. The study was completed during Program Year 2011 a

total of three (3) public meetings were held, and one (1) meeting of the study committee was conducted.

The Municipality also submitted applications for the following grant programs during Program Year 2011 with implementation commencing during Program Year 2012:

TABLE 3: 2011 DCNR GRANT APPLICATIONS		
ACTIVITY	REQUESTED	AWARDED
Greenway Trails Feasibility - Saw Mill Run/ Stony Creek	\$25,000.00	\$25,000.00

Pennsylvania Commission on Crime and Delinquency (PCCD)

In Program Year 2011, the Municipality of Norristown was awarded \$155,000.00 in funding to support the Norristown Police Department’s Truancy Abatement Initiative. Funds are applied for each year through the Norristown Weed and Seed Program.

Pennsylvania Department of Transportation (PennDOT)

In Program Year 2011, the Municipality was awarded \$200,000 in funding from the PennDOT-Automated Red Light Enforcement-Transportation Enhancement Grant program. This funding was leveraged with DCED funding to complete the installation of a traffic signal at the intersection of Airy and Noble Streets in Norristown. The installation of the signal was completed during Program Year 2012.

MONTGOMERY COUNTY FUNDS

Montgomery County Community Revitalization Funds

In Program Year 2012 the Municipality applied for a grant for the following project through the innovative Montgomery County Community Revitalization Program:

TABLE 4: 2011 MONTGOMERY COUNTY COMMUNITY REVITALIZATION PROGRAM FUNDS		
ACTIVITY	REQUESTED	AWARDED
DeKalb Street Streetscape - Avenue of the Arts- Phase II	\$231,000	\$231,000
Bell Telephone-Arts Venue Project	\$200,000	\$200,000

During FY 2012, the Municipality also had the following ongoing Montgomery County Community Revitalization Program funded projects:

TABLE 5: OTHER MONTGOMERY COUNTY REVITALIZATION PROJECTS	
ACTIVITY	DESCRIPTION
Dekalb Street Avenue of the Arts Streetscape-Phase II	Streetscape project to rehabilitate failing infrastructure on the Avenue of the Arts

Montgomery County Open Space Fund

In Program Year 2011 the Municipality initiated construction of the Simmons Park Improvement Project-Phase I, utilizing \$188,000 provided with Montgomery County Open Space program funding to further enhance recreational activity throughout the Municipality:

TABLE 6: 2008 MONTGOMERY COUNTY OPEN SPACE FUNDS		
ACTIVITY	REQUESTED	AWARDED
Simmons Park Improvement Project-Phase I	\$188,000	\$188,000

OTHER FUNDS

Tax Increment Financing (TIF)—401-403 DeKalb Street Redevelopment

Tax Increment Financing is a tool enacted into law by the Commonwealth of Pennsylvania as the TIF Act of July 1, 1990, that authorizes additional and alternative methods of financing public facilities and residential, commercial and industrial development and revitalization. This is for the purpose of providing new employment opportunities to prevent, arrest and alleviate blighted, decayed and substandard areas in the Municipalities of the Commonwealth, to increase the tax base and to improve the economies of the Commonwealth's Municipalities.

The project is located at 401-403 DeKalb Street, also known as the Bell Telephone Building. By Ordinance 08-02, Norristown Municipal Council authorized the pledge of 90% of the incremental tax revenues for the Municipality from the project, to go towards payment of the TIF debt. The project entails the utilization of 12,140 square feet for office space and a potential restaurant, and went into effect on July 1, 2008 for a period of twenty (20) years. This property has been renovated and the landlord is currently searching for suitable tenants. It is anticipated that this project will significantly enhance the real estate value of the surrounding properties and boost the revitalization efforts by the Municipality of Norristown.

F. CITIZEN COMMENTS

The Municipality of Norristown conducted an extensive public outreach effort to obtain citizen input through public meetings, town-hall styled meetings, municipal council meetings, and through local media venues. The Consolidated Annual Performance and Evaluation Report (CAPER) was also available for public review. Any comments, if any are attached as part of the cover letter.

G. SELF-EVALUATION

The Municipality of Norristown continues to meet all three main objectives outlined in 24 CFR Section 91.1(a) (provision of decent housing, a suitable environment, and expanding economic opportunities principally for low/moderate income individuals). The Municipality has surpassed some of its initial goals as revealed in the current reporting year (2015) of the Consolidated Annual Performance and Evaluation Report. The following are the most recognizable of these achievements:

1) HOUSING

During the current 2015-2019 Consolidated Plan, and 2015 One Year Action Plan period the Municipality continued to provide safe, decent and affordable housing for Norristown residents. Additionally, homeownership opportunities have been provided for low/moderate income renters creating pride of ownership and further increasing the housing stock inventory. Norristown is also preserving its historic past through rehabilitation of deteriorated historic residential structures.

The Municipality continues its agreement with the Fair Housing Rights Center of Southeastern PA to help Norristown accomplish its objectives and responsibilities under the Fair Housing Act.

The Municipality continues to make Fair Housing literature available throughout Municipal Hall and at the Norristown Public Library as part of its awareness campaign to fight housing discrimination. The distribution of fair housing literature at the Hall is ideal because it is often a first stop for Norristown residents facing housing challenges. Funding provided to the Fair Housing Rights Center has allowed them to advertise inside SEPTA buses, which run across Norristown and throughout Montgomery County. Public service announcements cover issues related to: hate crimes, panic selling, block busting and predatory lending.

2) SUITABLE LIVING ENVIRONMENT

For the 2015-2019 Consolidated Plan period, the safety and livability of Norristown neighborhoods continues to be a priority. The Municipality continues to enhance police presence, visibility and community relations. During the program year, the police department held several 'Coffee with a Cop' events to build better relationships with the community. The events are agenda free and provide an opportunity for community residents to participate in informal conversations about what matters to residents and problem solve in a more relaxed environment. Additionally, Town Hall meetings were held to forge stronger community relationships. The Department launched the Nextdoor website to make it easier for residents to provide feedback about their community and help prevent crime during one of the many town hall meetings held this program year. Additionally, the Town Watch and Block Captain Programs in neighborhoods throughout Norristown continue to make a positive impact. Other efforts included the following:

- CDBG funding for two (2) code enforcement officers.

- Continuation of improvements to municipal infrastructure (including parks and streetscapes) through the leveraging of funds from State and County sources (please see *Section E: Leveraging Resources*).

Norristown intends to continue concentrating its efforts towards Code Enforcement, rehabilitation of owner occupied and vacant structures in targeted neighborhoods, First Time Homebuyer Programs, Historic Facades, reconstruction of antiquated municipal infrastructure, and streetscape improvements throughout the Municipality.

3) EXPANDING ECONOMIC OPPORTUNITIES FOR LOW/MODERATE INCOME PERSONS

a) Small Business Assistance Center

The achievement of this goal has been discussed in depth under “Reduction of Number of Families in Poverty” section of this document (*Please see above, Section III. D. # 3*). The Municipality contracts with The Enterprise Center to run the Norristown Small Business Assistance Center. The Center is located downtown, along Main Street in Norristown, to make it easily accessible for local residents and business owners.

b) Business Development Coordinator

The Municipality of Norristown continues to fund a position for a Business Development Coordinator through local funds. Serving as a liaison to existing local business, new businesses looking to locate in Norristown, developers, local entities and agencies, etc., the Business Development Coordinator works to further the goals developed in the Consolidated Plan and those outlined in the Norristown Economic Revitalization Strategy.

c) County Seat Economic Revitalization Committee

The County Seat Economic Revitalization Committee (CSERC) continued focusing on actions necessary to implement the Revitalization Strategy recommendations related to a number of things that include the following: Steer the Norristown Economic Revitalization Strategy (NERS) by ensuring, among other things, the increase in quality of life of Municipal residents, and also ensuring that the Norristown population has job opportunities derived from implementation of activities in the Redevelopment Area.

The Norristown Economic Revitalization Strategy (NERS) was adopted in the summer of 2000, and as of the end of FY 2007 approximately 80% of the goals were complete. The updated Norristown Economic Revitalization Strategy was completed and adopted in June of 2009. In Program Year 2015, the Municipality continued to implement the NERS goals and objectives.

d) MBE Notification for Bidding and RFPs

Norristown provides a number of organizations, including those community organizations servicing predominantly low to moderate-income populations and

minority populations, with listings of each project that is advertised for bidding. These include but are not limited to the Philadelphia Minority Business Enterprise Council, The Greater Philadelphia Urban Affairs and the Philadelphia office of U.S. Dept. of Commerce, Minority Business Development Agency, Governor's Advisory Commission on Latino Affairs, Pennsylvania Commission for Women and the Pennsylvania Bureau of Minority & Women Business Opportunities.

e) Notable Land Development Projects

<u>DEVELOPMENT</u>	<u>PROJECT DESCRIPTION</u>
SEPTA GARAGE	<ul style="list-style-type: none"> • ENCOURAGES RIDERSHIP OF MASS-TRANSIT BY OFFERING AMPLE PARKING IN CLOSE PROXIMITY TO THE NORRISTOWN TRANSPORTATION CENTER AND SEPTA REGIONAL RAILROAD STATION • IMPROVES ACCESS TO JOBS IN AND AROUND NORRISTOWN FOR HOUSEHOLDS OF ALL INCOMES
MAIN AND CHERRY GARAGE	<ul style="list-style-type: none"> • INCREASES THE ACCESSIBILITY OF DOWNTOWN NORRISTOWN BY PROVIDING ADDITIONAL PARKING IN THE HEART OF THE MUNICIPALITY'S MAIN BUSINESS DISTRICT. • IMPROVES THE AESTHETICS AND TRAFFIC FLOW OF THE DOWNTOWN BUSINESS DISTRICT THROUGH THE PROVISION OF ABUNDANT OFF-STREET PARKING.
MAIN STREET STREETScape	<ul style="list-style-type: none"> • ENHANCES THE DOWNTOWN STREETScape BY IMPROVING SIDEWALKS, INSTALLING NEW GRANITE CURBS, PLANTING URBAN-FRIENDLY TREES, AND HISTORICALLY CORRECT LIGHTING • INCREASES PEDESTRIAN ACCESSIBILITY TO THE NORRISTOWN DOWNTOWN DISTRICT.
DEKALB STREETScape	<ul style="list-style-type: none"> • PROMOTES THE NORRISTOWN AVENUE OF THE ARTS INITIATIVE BY ENRICHING THE AESTHETIC APPEAL OF THE AREA • INCREASES PEDESTRIAN ACCESS AND WALKABILITY OF DEKALB STREET • CREATES A THEME FOR THE NORRISTOWN AVENUE OF THE ARTS
HORIZON THEATRE	<ul style="list-style-type: none"> • 126 SEAT MULTIPURPOSE PERFORMING ARTS VENUE IN THE HEART OF NORRISTOWN
LUXOR AT SANDY STREET	<ul style="list-style-type: none"> • CONSTRUCTING OVER 150 LUXURY CONDOMINIUMS, A CLUBHOUSE, AND A SWIMMING POOL IN THE CENTRAL COURTYARD
BAHN MI	<ul style="list-style-type: none"> • VIETNAMESE RESTAURANT BAR & BISTRO
ALMAZ CAFE	<ul style="list-style-type: none"> • ETHIOPIAN STYLE RESTAURANT
DIVAS	<ul style="list-style-type: none"> • SOUTHERN STYLE RESTAURANT

ONE WEST MAIN	• COMMERCIAL RETAIL PORTION OF THE COURTHOUSE SQ. MIXED-USE PROJECT
FIVE SAINTS DISTILLERY	• ADAPTIVE RE-USE OF HUMANE FIRE ENGINE CO. #1 FIREHOUSE INTO A MICRO-DISTILLERY ON MAIN ST.
RESIDENCES AT COURTHOUSE SQ.	• ADAPTIVE MIXED-USE RENOVATION WITH SIXTEEN (16) LUXURY CONDOMINIUMS AND FIRST-FLOOR COMMERCIAL/RETAIL SPACE
ARBOR HTS.	• CONSISTS OF TWO (2) BUILDINGS FEATURING TWELVE (12) STACKED TOWNHOUSES
ARBOR MEWS	• THREE (3) BUILDINGS CONSISTING OF TWENTY-FOUR (24) STACKED TOWNHOUSES
MONTGOMERY PARK	• FIFTY (50) UNIT SENIOR BUILDING AND 15,000sq. FT. LIFE CENTER PROVIDING ACCESS TO A FULL CONTINUUM OF HEALTHCARE SERVICES.

Additionally, the Municipality of Norristown hosted a delegation of government officials from the country of Kenya to discuss the importation and distribution of Kenyan coffee. These trade negotiations will facilitate job growth in the region and help stimulate Norristown's economy.

H. MONITORING PLAN

The Municipality of Norristown's Department of Planning and Municipal Development department is responsible administering CDBG funds for the Municipality and for implementation, administration, and monitoring activities related to the Five-Year Consolidated and Annual Action Plans. The department currently has three (3) full-time staff members which continue to ensure timely disbursement of grant funds. In addition to reporting to HUD, the department provides reports to the municipal council and the public on a monthly basis. These reports provide updates regarding the various projects and activities underway in Norristown. To ensure cohesion within the department, at a minimum bi-weekly meetings are held to provide project updates and set goals for projects and activities.

In addition to departmental updates, sub-grantees are required to submit monthly reports and professional service consultants are also to provide updates to properly gauge project progress to report to municipal council and the public. The planning department provides a monthly status report to council members and administration to discuss activities and progress within the department. This report is a fundamental part of evaluating the goals

of all active adopted plans, specifically the Five-Year Consolidated Action Plan and the activity goals of the department.

I. OTHER ISSUES

1. Use of CDBG funds as compared to Consolidated Plan priorities, goals and objectives have been discussed at some length on previous pages. Most large program expenditures went to high priorities such as housing, infrastructure, and economic development, and benefited low and moderate-income priorities.
2. No changes occurred in program objectives during the fiscal year.
3. As detailed previously: all resources indicated were pursued and implemented; all viable applications on behalf of other entities were supported in a fair and impartial manner; no action, or in-actions were taken to hinder Consolidated Plan implementation in any way.
4. No funds were expended which did not address one of three national objectives.
5. During the reporting period, no activities involving displacement or relocation were undertaken.
6. Monitoring of all projects was carried out during the reporting period on an ongoing basis.

J. CLOSING SUMMARY

In all the described short and long term strategies in this analysis, the Municipality is on target with the 2015-2019 Five Year Consolidated Plan and 2015 Action Plan goals.

This is the first year of the five year certification period of Program Year (PY) 2015-2019. (*Please see CDBG Financial Summary Report, attached in section XII*). A total of \$812,640 in CDBG funds was allocated during the program year, of which \$561,305 was expended for low/mod activities. The Municipality continues to take steps to ensure the 20% administration cap is not exceeded and program activities continue to benefit low/moderate income persons during the certification period. Additionally, a total of \$227,554 (28% of funds) was expended for Planning and Administration activities.

Norristown continues to emphasize the criticalness of aligning five-year Consolidated Plan goals with its Norristown Economic Revitalization Strategy (NERS) to meet the needs of those in eligible areas and ensure that the low/mod criteria continues to be met. In regard to the revitalization efforts in Norristown, the Municipality will continue to be monitored by the County Seat Economic Revitalization Committee (CSERC) in order to implement the NERS, as previously mentioned. Affirmatively furthering fair housing practices and improving coordination with local providers of transitional and permanent housing for the homeless and other special needs

populations, especially through efforts by the Fair Housing Rights Center of Southeastern PA and the Continuum of Care, will also continue to be a priority. The Municipality will also continue to carry out monitoring of its projects and sub-recipients on a regular basis as delineated in its Citizen Participation Plan.

2015

Attachment A

Preliminary 2010 Census Data



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: Norristown borough, Pennsylvania

Subject	Number	Percent
SEX AND AGE		
Total population	34,324	100.0
Under 5 years	3,066	8.9
5 to 9 years	2,423	7.1
10 to 14 years	2,154	6.3
15 to 19 years	2,295	6.7
20 to 24 years	2,934	8.5
25 to 29 years	3,511	10.2
30 to 34 years	2,885	8.4
35 to 39 years	2,404	7.0
40 to 44 years	2,240	6.5
45 to 49 years	2,149	6.3
50 to 54 years	2,064	6.0
55 to 59 years	1,698	4.9
60 to 64 years	1,370	4.0
65 to 69 years	915	2.7
70 to 74 years	748	2.2
75 to 79 years	555	1.6
80 to 84 years	462	1.3
85 years and over	451	1.3
Median age (years)	31.2	(X)
16 years and over	26,255	76.5
18 years and over	25,333	73.8
21 years and over	23,821	69.4
62 years and over	3,854	11.2
65 years and over	3,131	9.1
Male population		
Under 5 years	1,559	4.5
5 to 9 years	1,202	3.5
10 to 14 years	1,090	3.2
15 to 19 years	1,228	3.6
20 to 24 years	1,585	4.6
25 to 29 years	1,835	5.3
30 to 34 years	1,493	4.3
35 to 39 years	1,258	3.7
40 to 44 years	1,107	3.2
45 to 49 years	1,062	3.1
50 to 54 years	990	2.9
55 to 59 years	828	2.4
60 to 64 years	640	1.9
65 to 69 years	394	1.1
70 to 74 years	341	1.0

Subject	Number	Percent
75 to 79 years	223	0.6
80 to 84 years	161	0.5
85 years and over	110	0.3
Median age (years)	30.2	(X)
16 years and over	13,049	38.0
18 years and over	12,564	36.6
21 years and over	11,716	34.1
62 years and over	1,557	4.5
65 years and over	1,229	3.6
Female population	17,218	50.2
Under 5 years	1,507	4.4
5 to 9 years	1,221	3.6
10 to 14 years	1,064	3.1
15 to 19 years	1,067	3.1
20 to 24 years	1,349	3.9
25 to 29 years	1,676	4.9
30 to 34 years	1,392	4.1
35 to 39 years	1,146	3.3
40 to 44 years	1,133	3.3
45 to 49 years	1,087	3.2
50 to 54 years	1,074	3.1
55 to 59 years	870	2.5
60 to 64 years	730	2.1
65 to 69 years	521	1.5
70 to 74 years	407	1.2
75 to 79 years	332	1.0
80 to 84 years	301	0.9
85 years and over	341	1.0
Median age (years)	32.4	(X)
16 years and over	13,206	38.5
18 years and over	12,769	37.2
21 years and over	12,105	35.3
62 years and over	2,297	6.7
65 years and over	1,902	5.5
RACE		
Total population	34,324	100.0
One Race	32,747	95.4
White	14,048	40.9
Black or African American	12,310	35.9
American Indian and Alaska Native	150	0.4
Asian	718	2.1
Asian Indian	159	0.5
Chinese	118	0.3
Filipino	50	0.1
Japanese	3	0.0
Korean	163	0.5
Vietnamese	133	0.4
Other Asian [1]	92	0.3
Native Hawaiian and Other Pacific Islander	34	0.1
Native Hawaiian	3	0.0
Guamanian or Chamorro	26	0.1
Samoaan	5	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	5,487	16.0

Subject	Number	Percent
Two or More Races	1,577	4.6
White, American Indian and Alaska Native [3]	70	0.2
White, Asian [3]	48	0.1
White, Black or African American [3]	732	2.1
White, Some Other Race [3]	330	1.0
Race alone or in combination with one or more other races [4]		
White	15,352	44.7
Black or African American	13,366	38.9
American Indian and Alaska Native	427	1.2
Asian	833	2.4
Native Hawaiian and Other Pacific Islander	91	0.3
Some Other Race	5,957	17.4
HISPANIC OR LATINO		
Total population	34,324	100.0
Hispanic or Latino (of any race)	9,714	28.3
Mexican	7,578	22.1
Puerto Rican	1,176	3.4
Cuban	71	0.2
Other Hispanic or Latino [5]	889	2.6
Not Hispanic or Latino	24,610	71.7
HISPANIC OR LATINO AND RACE		
Total population	34,324	100.0
Hispanic or Latino	9,714	28.3
White alone	3,204	9.3
Black or African American alone	401	1.2
American Indian and Alaska Native alone	77	0.2
Asian alone	8	0.0
Native Hawaiian and Other Pacific Islander alone	23	0.1
Some Other Race alone	5,425	15.8
Two or More Races	576	1.7
Not Hispanic or Latino	24,610	71.7
White alone	10,844	31.6
Black or African American alone	11,909	34.7
American Indian and Alaska Native alone	73	0.2
Asian alone	710	2.1
Native Hawaiian and Other Pacific Islander alone	11	0.0
Some Other Race alone	62	0.2
Two or More Races	1,001	2.9
RELATIONSHIP		
Total population	34,324	100.0
In households	33,377	97.2
Householder	11,963	34.9
Spouse [6]	3,824	11.1
Child	10,143	29.6
Own child under 18 years	7,224	21.0
Other relatives	4,069	11.9
Under 18 years	1,475	4.3
65 years and over	318	0.9
Nonrelatives	3,378	9.8
Under 18 years	226	0.7
65 years and over	89	0.3
Unmarried partner	1,059	3.1
Group quarters	947	2.8
Institutionalized population	224	0.7
Male	62	0.2

Subject	Number	Percent
Female	162	0.5
Noninstitutionalized population	723	2.1
Male	460	1.3
Female	263	0.8
HOUSEHOLDS BY TYPE		
Total households	11,963	100.0
Family households (families) [7]	7,498	62.7
With own children under 18 years	3,776	31.6
Husband-wife family	3,824	32.0
With own children under 18 years	1,768	14.8
Male householder, no wife present	923	7.7
With own children under 18 years	381	3.2
Female householder, no husband present	2,751	23.0
With own children under 18 years	1,627	13.6
Nonfamily households [7]	4,465	37.3
Householder living alone	3,526	29.5
Male	1,594	13.3
65 years and over	287	2.4
Female	1,932	16.1
65 years and over	611	5.1
Households with individuals under 18 years	4,446	37.2
Households with individuals 65 years and over	2,280	19.1
Average household size	2.79	(X)
Average family size [7]	3.41	(X)
HOUSING OCCUPANCY		
Total housing units	13,420	100.0
Occupied housing units	11,963	89.1
Vacant housing units	1,457	10.9
For rent	811	6.0
Rented, not occupied	13	0.1
For sale only	148	1.1
Sold, not occupied	25	0.2
For seasonal, recreational, or occasional use	32	0.2
All other vacants	428	3.2
Homeowner vacancy rate (percent) [8]	2.9	(X)
Rental vacancy rate (percent) [9]	10.4	(X)
HOUSING TENURE		
Occupied housing units	11,963	100.0
Owner-occupied housing units	4,969	41.5
Population in owner-occupied housing units	13,350	(X)
Average household size of owner-occupied units	2.69	(X)
Renter-occupied housing units	6,994	58.5
Population in renter-occupied housing units	20,027	(X)
Average household size of renter-occupied units	2.86	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

2015

Attachment B
Continuum of Care Data

2014 Program Year Grants- Continuum of Care
 Montgomery County Continuum of Care - PA 504

Agency Name	Program Name
The Salvation Army, a New York Corporation	FAITH Program
Montgomery County, PA, Dept. of BH/DD	Permanent Solutions II
Mental Health Association of Southeastern Pennsylv	Halfway There
The Salvation Army, a New York Corporation	The Salvation Army Pottstown Transitional Housing Program
Montgomery County, PA, Dept. of BH/DD	Shelter Plus Care/ACT II
Montgomery County, PA, Dept. of BH/DD	Project Vesta
County of Montgomery, Pennsylvania	HMIS Dedicated Project
Family Service of Montgomery County	Supportive Housing for Persons with Disabilities Pottstown
Hedwig House, Inc.	MH/D&A Shelter Liaison Expansion
Family Service of Montgomery County	Supportive Housing for Persons with Disabilities
The Salvation Army, a New York Corporation	PHDI Program
Montgomery County, PA, Dept. of BH/DD	Coordinated Homeless Outreach Center
Keystone Opportunity Center, Inc.	Montco CoC TH SHP Renewal 2013
Montgomery County, PA, Dept. of BH/DD	Permanent Solutions
Valley Youth House Committee, Inc.	Montgomery County Rapid Re-Housing for Families
County of Montgomery, Pennsylvania	Your Way Home Montgomery County - Coordinated Assessment System
Keystone Opportunity Center, Inc.	Keystone Rapid Rehousing 2012

H Transitional Housing
 PH Permanent Housing
 HMIS Homeless Management Information System
 SSO Supportive Services Only

Program Type	Total Award	Grant Expiration Date
TH	\$211,110	6/30/2015
PH	\$116,746	1/31/2015
TH	\$190,189	6/30/2015
TH	\$185,334	10/31/2015
PH	\$24,552	6/30/2015
PH	\$73,656	5/31/2015
HMIS	\$139,242	3/31/2015
PH	\$107,255	4/30/2015
PH	\$196,978	7/31/2015
PH	\$201,267	5/31/2015
PH	\$99,503	6/30/2015
SSO	\$276,509	4/30/2015
TH	\$45,846	1/31/2015
PH	\$191,038	8/31/2015
PH	\$110,456	
SSO	\$60,361	6/30/2015
PH	\$270,968	9/30/2015

2015

Attachment C:
Fair Housing Activities

**Fair Housing Rights Center in Southeastern Pennsylvania
2015 CDBG Program Year—Fair Housing Activities
(Education/ Outreach)
March 1, 2015 - February 29, 2016**

Information regarding outreach efforts to address discrimination towards the Hispanic Population:

- HomeSeekers List in Spanish (23)
- Highlights in Spanish (14)
- 6/19/2015: Meeting with staff at ACLAMO to review intake and enforcement activities
- 7/8/2015: ACLAMO: Implemented the School Program with students and distributed 300 fliers in Spanish
- 7/9/2015: ACLAMO: Conducted second day of School Program with students and distributed 300 fliers in Spanish
- 7/24/2015: Meeting with the new executive director of ACLAMO to increase fair housing educational services, intakes and enforcement activities
- 8/28/2015: Meeting with staff at ACLAMO to review important fair housing events, new AFFH rule, discrimination on the basis of disability
- 11/20/2015: Meeting with staff at ACLAMO to discuss new proposed rule on harassment and some recent HUD charges regarding harassment
- 2/26/2016: Meeting with staff at ACLAMO to discuss general fair housing issues, design and construction settlement, and Connecticut familial status complaint

Information regarding outreach efforts to address lending discrimination/ predatory lending

- 7/29/2015 Wells Fargo (43 E. Main Street): Distributed 501 pieces of fair lending materials
- 7/29/2015 PNC Bank (1200 W. Main Street): Distributed 501 pieces of fair lending materials

Information about outreach efforts in response to the sub-prime mortgage crisis in Norristown and Montgomery County

- 7/27/2015 Visit to Sheriff's Office: FHRC's contact information was included on 3,702 letters that were sent to persons who are scheduled for sheriff sale.

Information regarding "Don't Borrow Trouble Campaign of Suburban Philadelphia"

- *Don't Borrow Trouble has been retired for years.
- 7/28/2015 U.S. Attorney General Office Eastern District: Attended Mortgage Fraud Action Committee meeting

Additional Fair Housing activities that were performed on behalf of the Municipality of Norristown:

Trainings:

- 5/15/2015 Volunteer Match: Posted ongoing ads for Norristown residents to access training and volunteer opportunities
- 8/26/2015 Catholic Social Services: Facilitated 2 Fair Housing training for 20 staff; distributed 270 pieces of fair housing information
- 9/29/2015 Aging and Adult Services: Fair Housing 101 and Reasonable Accommodations/Modifications training
- 10/29/2015 Aging and Adult Services: Fair Housing 101 and Reasonable Accommodations/Modifications training
- 10/30/2015 ACLAMO: Fair Housing training for staff; distributed 110 pieces of fair housing information
- 1/12/2016 ACLAMO: Fair Housing training for 11 consumers
- 2/9/2016 ACLAMO: Fair Housing training for 19 staff

Outreach:

- 4/18/2015 MCPHO Housing Fair: Distributed 500 highlights and 25 Spanish brochures
- 7/28/2015 Planning Department: FHRC visited the Department to request list of landlords so that mailing can be sent regarding the following: Introduction letter, Fair Housing : It's the Law, Keating Memo, Disability Highlight, National Origin Highlight, Gender/Domestic Violence Highlight and Familial Status Highlight
- 7/8/2015 Norristown Library: Delivered 7,051 pieces of fair housing materials, including 2,300 Spanish materials and 4,751 English materials
- March 2015: Social media postings
- April 2015: Social media postings
- August 2015: Social media postings
- September 2015: Social media postings
- October 2015: Social media postings
- November 2015: Social media postings

Meetings/Groups:

- 3/12/2015 ICN Meeting: Distributed 50 brochures in English and Spanish
- 5/6/2016 PA Department of Labor and Industry Bureau of Occupational and Industrial Safety: 10 employees participated in a focus group to report their findings of local jurisdictions that "opt in" meaning those jurisdictions conduct private inspections of new multifamily housing that must comply with accessibility requirements
- 7/24/2015 Municipal Meeting: Met with the Municipal Administrator to review the new Affirmatively Furthering Fair Housing rule, the Norristown Occupancy Ordinance, and recent intakes that alleged acts of housing discrimination on the basis of familial status discrimination
- 10/8/2015 INC Meeting: Distributed 50 Highlights during meeting

- 11/12/2015 ICN Meeting: Distributed 251 pieces of fair housing information

Advocacy:

- 12/3/2015 National Fair Housing Alliance: Conference call regarding the fair housing funding that will impact local governments
- 12/16/2015 National Fair Housing Alliance: Conference call regarding the implementation of the new Assessment of Fair Housing under the new AFFH rule

HomeSeekers Lists in English and Spanish:

- March 5, 2015
- March 19, 2015
- April 2, 2015
- April 16, 2015
- April 29, 2015
- May 14, 2015
- May 28, 2015
- June 11, 2015
- June 25, 2015
- July 23, 2015
- August 20, 2015
- September 3, 2015
- September 25, 2015
- October 1, 2015
- October 15, 2015
- October 30, 2015
- November 12, 2015
- November 26, 2015
- December 10, 2015
- December 31, 2015
- January 14, 2016
- January 28, 2016
- February 18, 2016

Total People Assisted through Intakes:

- | | |
|---------------------|---------------------|
| • March 2015: 9 | • April 2015: 14 |
| • May 2015: 8 | • June 2015: 11 |
| • July 2015: 0 | • August 2015: 0 |
| • September 2015: 0 | • October 2015: 0 |
| • November 2015: 1 | • December 2015: 3 |
| • January 2016: 0 | • February 2016: 13 |

**Fair Housing Rights Center in Southeastern Pennsylvania (FHRC)
2015 Norristown Program Year (March 1, 2015 – February 29, 2016)
Enforcement Data**

Complaints received by FHRC from Norristown (3/1/2015 – 2/29/2016):

Total: 13 complaints

Breakdown by Protected Class*:

Disability - 1
Race - 3
National Origin - 2
Sex – 2
Familial Status - 4
Religion - 0
Color - 0
Age - 0
Other – 2

*Note: Some complaints are based on more than one protected class.

Resolution of fair housing complaints (3/1/2015 – 2/29/2016):

Disability:

- FHRC was unable to reach the consumer to follow-up and provide assistance.

Race:

- One complaint is pending and requires further investigation.
- Two consumers did not want to pursue their complaints against their landlords.

National Origin:

- FHRC provided education regarding filing a housing discrimination complaint with HUD, and is awaiting the consumer's decision regarding filing a complaint.
- One complaint is pending and requires further investigation.

Sex:

- FHRC provided one consumer with referral information for filing a housing discrimination complaint with HUD and PHRC.
- FHRC provided education to another consumer regarding filing a housing discrimination complaint with HUD, and is awaiting the consumer's decision regarding filing a complaint.

Familial Status:

- FHRC provided one consumer with referral information for filing a housing discrimination complaint with HUD and PHRC.
- Two complaints are pending and require further investigation.
- FHRC was unable to reach one consumer to follow-up and provide assistance.

Source of Income

- The consumer did not want to pursue a complaint against the former landlord.

Sexual Orientation

- The consumer did not want to pursue a complaint against the landlord.

Outreach efforts to address discrimination towards the Hispanic population:

- FHRC staff met with staff from ACLAMO Family Centers several times throughout the program year to discuss various housing issues affecting Hispanic consumers.
- On October 30, 2015, FHRC conducted a fair housing training session for ACLAMO staff. The goal of the training was to educate ACLAMO staff about the fair housing laws so they can recognize when their consumers might be experiencing housing discrimination, and know when to refer consumers to FHRC for help.
- On January 12, 2016, and on February 9, 2016, FHRC conducted fair housing training sessions for consumers at ACLAMO in an effort to educate them about their fair housing rights and help them identify illegal housing discrimination.

	AUDIT/COMPLAI NT TEST#	COUNTY	LOCATION	PAIRED/SINGLE TESTING	TYPE OF TESTER	PHONE/ SITE	PROTECTE D CLASS		
1	S 3050 1A	Montgomery	Norristown	Paired	PT	P	Race		
2	S 3050 1B	Montgomery	Norristown	Paired	CT	S	Race		
3	S 3050 2A	Montgomery	Norristown	Paired	PT	P	Race		
4	S 3050 2B	Montgomery	Norristown	Paired	CT	S	Race		
5	S 3067 1A	Montgomery	Norristown	Paired	PT	P	Race		
6	S 3067 1B	Montgomery	Norristown	Paired	CT	S	Race		
7	S 3067 1A	Montgomery	Norristown	Paired	PT	P	Race		
8	S 3067 1B	Montgomery	Norristown	Paired	CT	S	Race		
9	S 3067 2A	Montgomery	Norristown	Paired	PT	P	Race		
10	S 3067 2B	Montgomery	Norristown	Paired	CT	S	Race		
11	S 30672A retest	Montgomery	Norristown	Single	CT	P	Race		
12	S 3067 2B retest	Montgomery	Norristown	Single	CT	S	Race		

12 Test parts Total

12 Rental Audits; 10 paired parts and 2 single parts to determine if racially discriminatory practices exist

2015

Summary of Consolidated Plan
Projects (C04PR06)

11/15/2014 10:58:10 AM

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR06 - Summary of Consolidated Plan Projects for Report
Year

DATE: 5/13/2016
TIME: 11:50:35 AM
PAGE: 1/4

Plan IDIS Year	IDIS Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2015	1 Owner Occupied Housing Rehabilitation Program facilitates the rehabilitation of owner-occupied housing units, allowing homeowners to remain in their homes, prevention blighting elements.	CDBG	\$171,112.00	\$0.00	\$0.00	\$0.00
2	Housing Rehab Technical Support 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.	CDBG	\$35,000.00	\$0.00	\$0.00	\$0.00
3	Code Enforcement The activity allows the inspection of properties in concentrated target areas to bring them to code and prevent the decline of deteriorated areas.	CDBG	\$160,000.00	\$141,478.20	\$68,869.12	\$72,609.08
4	Fair Housing 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 Choices; (2) actions to cover the effects of the identified impediments; and (3) maintenance of records to support the affirmatively furthering fair housing certification.	CDBG	\$35,000.00	\$0.00	\$0.00	\$0.00
5	Severe Service Fire Engine Purchase of a firefighting engine truck for the Norristown Fire Department.	CDBG	\$60,000.00	\$60,000.00	\$52,120.36	\$7,879.64
6	Small Business Activities Continuation of activity to aid entrepreneurs and small businesses with technical assistance, aiding with job creation in the Municipality.	CDBG	\$45,000.00	\$45,000.00	\$22,191.19	\$22,808.81
7	Program Administration This activity pays for program administrative expenses including reimbursement of payroll expenses of dedicated program staff.	CDBG	\$162,528.00	\$162,528.00	\$155,842.03	\$6,685.97
8	Section 108 Loan Interest Payment This activity allows for the payment of Section 108 loan interest.	CDBG	\$24,000.00	\$42,521.80	\$42,521.80	\$0.00
9	Simmons Park Improvement Project 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.	CDBG	\$80,000.00	\$0.00	\$0.00	\$0.00
10	Code Enforcement Camera Installation The proposal includes the purchase of a portable crime deterrent system to aid Code Enforcement efforts to thwart illegal dumping throughout the Municipality.	CDBG	\$10,000.00	\$0.00	\$0.00	\$0.00

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR06 - Summary of Consolidated Plan Projects for Report
Year

DATE: 5/13/2016
TIME: 11:50:35 AM
PAGE: 2/4

IDIS

Plan IDIS Year Project	Project Title and Description	Program	Amount Drawn in Report Year
2015 1	Owner Occupied Housing Rehabilitation	CDBG	\$0.00
2	Housing Rehab Technical Support	CDBG	\$0.00
3	Code Enforcement	CDBG	\$68,869.12
4	Fair Housing	CDBG	\$0.00
5	Severe Service Fire Engine	CDBG	\$52,120.36
6	Small Business Activities	CDBG	\$22,191.19
7	Program Administration	CDBG	\$155,842.03
8	Section 108 Loan Interest Payment	CDBG	\$42,521.80
9	Simmons Park Improvement Project	CDBG	\$0.00
10	Code Enforcement Camera Installation	CDBG	\$0.00

U.S. DEPARTMENT OF HOUSING AND URBAN
 DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 PR06 - Summary of Consolidated Plan Projects for Report
 Year

DATE: 5/13/2016
 TIME: 11:50:35 AM
 PAGE: 3/4

IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2015 11	Riverfront Park Improvement Project The proposal/request to install the floating dock at the park implements one element of the approved Riverfront Park Master Plan.	CDBG	\$30,000.00	\$0.00	\$0.00	\$0.00

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR06 - Summary of Consolidated Plan Projects for Report
Year

DATE: 5/13/2016
TIME: 11:50:35 AM
PAGE: 4/4

IDIS

Plan IDIS Year Project	Project Title and Description	Program	Amount Drawn in Report Year
2015 11	Riverfront Park Improvement Project The proposal/request to install the floating dock at the park implements one element of the approved Riverfront Park Master Plan.	CDBG	\$0.00

2015

Program Year 2015 Summary of
Accomplishments (C04PR23)



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2015

DATE: 05-13-16
 TIME: 11:55
 PAGE: 1

NORRISTOWN

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	1	\$109,841.79	0	\$0.00	1	\$109,841.79
	Micro-Enterprise Assistance (18C)	2	\$41,666.63	0	\$0.00	2	\$41,666.63
Housing	Total Economic Development	3	\$151,508.42	0	\$0.00	3	\$151,508.42
	Direct Homeownership Assistance (13)	1	\$10,000.00	0	\$0.00	1	\$10,000.00
	Rehab, Single-Unit Residential (14A)	2	\$88,009.67	0	\$0.00	2	\$88,009.67
	Rehabilitation Administration (14H)	2	\$42,313.10	0	\$0.00	2	\$42,313.10
	Code Enforcement (15)	2	\$78,601.27	0	\$0.00	2	\$78,601.27
	Total Housing	7	\$218,924.04	0	\$0.00	7	\$218,924.04
Public Facilities and Improvements	Public Parks, Recreational Facilities (03F)	3	\$18,191.75	0	\$0.00	3	\$18,191.75
	Street Improvements (03K)	0	\$0.00	2	\$100,919.61	2	\$100,919.61
	Fire Station/Equipment (03O)	2	\$61,625.84	0	\$0.00	2	\$61,625.84
	Non-Residential Historic Preservation (16B)	1	\$10,135.39	0	\$0.00	1	\$10,135.39
General Administration and Planning	Total Public Facilities and Improvements	6	\$89,952.98	2	\$100,919.61	8	\$190,872.59
	General Program Administration (21A)	3	\$187,554.46	0	\$0.00	3	\$187,554.46
Repayment of Section 108 Loans	Fair Housing Activities (subject to 20% Admin Cap) (21D)	2	\$40,000.00	0	\$0.00	2	\$40,000.00
	Total General Administration and Planning	5	\$227,554.46	0	\$0.00	5	\$227,554.46
Grand Total	Unplanned Repayment of Section 108 Loan Principal (19G)	2	\$46,866.66	0	\$0.00	2	\$46,866.66
	Total Repayment of Section 108 Loans	2	\$46,866.66	0	\$0.00	2	\$46,866.66
Grand Total		23	\$734,806.56	2	\$100,919.61	25	\$835,726.17



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2015

DATE: 05-13-16
 TIME: 11:55
 PAGE: 2

NORRISTOWN

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count		Completed Count		Program Year Totals
			Open	Count	Completed	Count	
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	6	0	0	0	6
	Micro-Enterprise Assistance (18C)	Persons	0	0	0	0	0
Housing	Total Economic Development		6	0	0	0	6
	Direct Homeownership Assistance (13)	Households	1	0	0	0	1
	Rehab: Single-Unit Residential (14A)	Housing Units	5	0	0	0	5
	Rehabilitation Administration (14H)	Housing Units	32,870	0	0	0	32,870
	Code Enforcement (15)	Housing Units	32,870	0	0	0	32,870
	Total Housing		65,746	0	0	0	65,746
	Parks, Recreational Facilities (03F)	Public Facilities	3,848	0	0	0	3,848
	Street Improvements (03K)	Persons	0	5,583	0	0	5,583
	Fire Station/Equipment (03O)	Public Facilities	32,870	0	0	0	32,870
	Non-Residential Historic Preservation (16B)	Business	0	0	0	0	0
Total Public Facilities and Improvements		36,718	5,583	0	0	42,301	
Grand Total		102,470	5,583	0	0	108,053	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2015

DATE: 05-13-16
 TIME: 11:55
 PAGE: 3

NORRISTOWN

CDBG Beneficiaries by Racial / Ethnic Category

	Race	Total Persons		Total Hispanic Persons		Total Households		Total Hispanic Households	
Housing	White	0	0	0	0	1	5	0	0
	Black/African American	0	0	0	0	6	0	0	0
	Total Housing	0	0	0	0	7	5	0	0
Non Housing	White	1	0	0	0	0	0	0	0
	Black/African American	3	0	0	0	0	0	0	0
	Other multi-racial	2	1	1	0	0	0	0	0
	Total Non Housing	6	1	1	0	0	0	0	0
Grand Total	White	1	0	0	0	1	5	0	0
	Black/African American	3	0	0	0	6	0	0	0
	Other multi-racial	2	1	1	0	0	0	0	0
	Total Grand Total	6	1	1	0	7	5	0	0



U.S. Department of Housing and Urban Development

Office of Community Planning and Development

Integrated Disbursement and Information System

CDBG Summary of Accomplishments

Program Year: 2015

NORRISTOWN

CDBG Beneficiaries by Income Category

No data returned for this view. This might be because the applied filter excludes all data.

DATE: 05-13-16

TIME: 11:55

PAGE: 4

2015

CDBG Activity Summary Report
(GPR) For Program Year 2015



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 1

PGM Year: 1994
Project: 0002 - CONVERTED CDBG ACTIVITIES
IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT
Status: Open 5/1/2006 12:00:00 AM
Location: ,
Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 01/01/0001
Description:
ACTIVITY COMPLETED AND CLOSED OUT/ACTIVITY COMPLETED AND CLOSED OUT
Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year
				Total	Hispanic	
	Pre-2015		\$7,964,367.50			\$0.00
	1989	B89MC420023				\$851,000.00
	1990	B90MC420023				\$817,000.00
	1991	B91MC420023				\$910,000.00
	1992	B92MC420023				\$1,014,000.00
	1993	B93MC420023				\$0.00
	1994	B94MC420023				\$1,116,000.00
	1995	B95MC420023				\$1,233,000.00
	1996	B96MC420023				\$0.00
	1999	B99MC420023				\$755,367.50
	2004	B04MC420023				\$0.00
Total	Total		\$7,964,367.50			\$0.00
						\$7,862,584.84

Proposed Accomplishments

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Owner	Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
Total						
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-Nov-2016
 Time: 12:05
 Page: 2

Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0

Female-headed Households: 0

<i>Income Category:</i>	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 3

PGM Year: 2011

Project: 0003 - Historic Facade Program

IDIS Activity: 489 - Historic Facade Program-Arts Hill

Status: Open

Location: Central Norristown Historic District Norristown, PA 19401

Objective: Create economic opportunities
 Outcome: Sustainability
 Matrix Code: Non-Residential Historic Preservation (16B)

National Objective: SBS

Initial Funding Date: 02/28/2014

Description:

Facade enhancement program primarily in the Central Norristown Historic District along Dekalb Street in the Arts Hill area.

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year	Total
		Pre-2015		\$50,000.00	\$0.00	\$0.00	\$0.00
		2012	B12MC420023		\$0.00	\$151.54	\$151.54
		2013	B13MC420023		\$10,135.39	\$12,156.69	\$12,156.69
		2014	B14MC420023		\$0.00	\$0.00	\$0.00
	Total			\$50,000.00	\$10,135.39	\$12,308.23	

Proposed Accomplishments

Businesses : 10

Annual Accomplishments

Years **Accomplishment Narrative**

2011 This activity allows for the historic rehabilitation of facades within the Municipality of Norristown.

Benefiting



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-N 2016
 Time: 12:05
 Page: 4

PGM Year: 2012
Project: 0003 - Owner Occupied Housing Rehabilitation

IDIS Activity: 501 - Owner Occupied Housing Rehabilitation

Status: Open
Location: Address Suppressed

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 11/02/2012

Description:
 This activity is a continuation of the owner occupied housing rehabilitation program.

Fund Type	Grant Year	Grant	Funded Amount		Drawn In Program Year		Drawn Thru Program Year	
			Total	Hispanic	Total	Hispanic	Total	Hispanic
CDBG	Pre-2015							
	2011	B11MC420023						
	2012	B12MC420023						
	2013	B13MC420023						
Total	Total		\$160,382.37	\$160,382.37	\$6,177.37	\$6,177.37	\$160,382.37	\$160,382.37

Proposed Accomplishments
 Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	4	0	0	0	4	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 5

Total: 5 0 0 0 5 0 0 0 0
 Female-headed Households: 3 0 0 0 3

Income Category:

	Owner	Renter	Total	Person
Extremely Low	3	0	3	0
Low Mod	2	0	2	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	5	0	5	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	The accomplishments of this activity are to create suitable living environments for the owners of substandard single family housing units.	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-N 2016
 Time: 12:05
 Page: 6

PGM Year: 2011

Project: 0012 - Main Street Economic Development Initiative

IDIS Activity: 504 - Main Street Economic Development Initiative

Status: Open
 Location: 9 W Main St Norristown, PA 19401-4740

Objective: Create economic opportunities
 Outcome: Availability/accessibility
 Matrix Code: ED Direct Financial Assistance to For-Profits (18A)
 National Objective: LMJP

Initial Funding Date: 06/17/2013

Description: This activity allows for the implementation of an economic development initiative for the downtown business district to aid in job creation and/or retention.
 Financing

Fund Type	Grant Year	Grant	Funded Amount		Drawn In Program Year		Drawn Thru Program Year	
			Total	Hispanic	Total	Hispanic	Total	Hispanic
CDBG	Pre-2015							
	2012	B12MC420023	\$161,129.13	0	\$0.00	0	1	\$20,000.00
	2013	B13MC420023		0	\$26,458.08	0	3	\$26,458.08
	2014	B14MC420023		0	\$83,383.71	0	0	\$83,383.71
Total	Total	Total	\$161,129.13	0	\$109,841.79	0	4	\$129,841.79

Proposed Accomplishments
 Jobs : 5

Actual Accomplishments
 Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1	0
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-Nov-2016
 Time: 12:05
 Page: 8

PGM Year: 2012

Project: 0010 - Simmons Park Improvement Project

IDIS Activity: 510 - Simmons Park Improvement Project

Status: Open

Location: 235 E Alry St Norristown, PA 19401-5003

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 10/10/2013

Description:

Continuation of improvements to the site, further implementing items from the publicly approved master plan.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year
CDBG	Pre-2015		\$79,730.50	\$0.00	\$0.00	\$0.00
	2012	B12MCA20023		\$0.00	\$52,626.32	\$52,626.32
	2013	B13MCA20023		\$10,726.25	\$11,188.75	\$11,188.75
	2014	B14MCA20023		\$3,889.25	\$3,889.25	\$3,889.25
Total	Total		\$79,730.50	\$14,615.50	\$67,704.32	

Proposed Accomplishments

Public Facilities : 1
 Total Population In Service Area: 3,848
 Census Tract Percent Low / Mod: 68.56

Annual Accomplishments

Years **Accomplishment Narrative**

2012 Continuation of improvements to the site, further implementing items from the publicly approved master plan.

Benefitting



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1-2016
 Time: 12:05
 Page: 9

PGM Year: 2012
Project: 0008 - Main & Marshall Streets Lighting & Security Upgrades
IDIS Activity: 511 - Main & Marshall Streets Lighting & Security Upgrades
Status: Completed 6/25/2015 12:00:00 AM
Location: 1 W Main St Norristown, PA 19401-4766
Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K) **National Objective:** LMA

Initial Funding Date: 02/28/2014

Description:
 This activity allows the upgrade of lighting and security along Main & Marshall Streets
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$50,000.00	\$0.00	\$0.00
		2012	B12MC420023		\$0.00	\$1,253.00
		2013	B13MC420023		\$42,104.11	\$48,747.00
Total	Total			\$50,000.00	\$42,104.11	\$50,000.00

Proposed Accomplishments

People (General) : 1,657
 Total Population in Service Area: 3,043
 Census Tract Percent Low / Mod: 73.90

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	Replaced lighting along two street corridors to improve visibility and security.	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 10

PGM Year: 2014
Project: 0003 - Program Administration
IDIS Activity: 512 - Program Administration 2014
Status: Open
Location: ,
Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 07/15/2014

Description:
 This activity allows for the administration of the CDBG Program for the Municipality of Norristown.
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year	
					2013	2014	2013	2014
CDBG	EN	Pre-2015		\$160,000.00		\$0.00		\$0.00
		2013	B13MC420023			\$31,712.43		\$160,000.00
Total				\$160,000.00		\$31,712.43		\$160,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0							



U.S. Department of Housing and U Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 11

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 12

PGM Year: 2014
Project: 0004 - Code Enforcement
IDIS Activity: 513 - Code Enforcement

Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 07/15/2014

Description:

This activity allows for code enforcement activities within eligible areas of the municipality.
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$150,500.00	\$0.00	\$0.00
		2013	B13MC420023		\$9,732.15	\$150,500.00
Total	Total			\$150,500.00	\$9,732.15	\$150,500.00

Proposed Accomplishments

Housing Units : 100
 Total Population in Service Area: 32,870
 Census Tract Percent Low / Mod: 61.06

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	This activity allows a continuation of the Municipality of Norristown's efforts combat blighting elements in low/moderate income areas.	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 13

PGM Year: 2014
Project: 0009 - Section 108 Loan Interest
IDIS Activity: 516 - Section 108 Loan Interest
Status: Open
Location: ,
Objective:
Outcome:
Matrix Code: Unplanned Repayment of Section 108 Loan Principal (19G)
National Objective:

Initial Funding Date: 07/15/2014

Description:

This activity allows for the payment of Section 108 Loan Interest.

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year	
					Pre-2015	2013	Total	Hispanic
	EN	2013	B13MC420023	\$24,000.00	\$0.00	\$4,344.86	\$0.00	\$24,000.00
Total				\$24,000.00		\$4,344.86		\$24,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0							



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
NORRISTOWN

Date: 13-May-2016
Time: 12:05
Page: 14

<i>Income Category:</i>	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 15

PGM Year: 2014
Project: 0012 - Simmons Park Improvement Project1
IDIS Activity: 517 - Simmons Park Improvement Project
Status: Open
Location: 340 East Oak Street Norristown, PA 19401
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F) **National Objective:** LMA

Initial Funding Date: 07/15/2014

Description:

This activity allows for the continuation of implementation of the master plan adopted for Simmons Park.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$27,149.00	\$0.00	\$0.00
Total	Total			\$27,149.00	\$0.00	\$0.00

Proposed Accomplishments

Public Facilities : 1
 Total Population in Service Area: 3,815
 Census Tract Percent Low / Mod: 88.70

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 16

PGM Year: 2014
Project: 0006 - Severe Service Fire Engine
IDIS Activity: 518 - Severe Service Fire Engine
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Fire Station/Equipment (03O) **National Objective:** LMA

Initial Funding Date: 07/15/2014

Description:

This activity entails the purchase of a severe service fire engine.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$53,000.00	\$0.00	\$0.00
		2013	B13MC420023		\$9,505.48	\$53,000.00
Total	Total			\$53,000.00	\$9,505.48	\$53,000.00

Proposed Accomplishments

Public Facilities : 1
 Total Population in Service Area: 32,870
 Census Tract Percent Low / Mod: 61.10

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	The Norristown Fire Department has continued the leasing of a new fire engine.	



U.S. Department of Housing and U Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 17

PGM Year: 2013
Project: 0008 - Simmons Park Improvement Project
IDIS Activity: 519 - Simmons Park Improvement Project
Status: Open
Location: 340 East Oak Street Norristown, PA 19401
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F) **National Objective:** LMA

Initial Funding Date: 07/15/2014

Description:

This activity allows continued implementation construction of the publicly approved master plan for Simmons Park.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$38,731.00	\$0.00	\$0.00
		2014	B14MC420023		\$3,576.25	\$3,576.25
Total	Total			\$38,731.00	\$3,576.25	\$3,576.25

Proposed Accomplishments

Public Facilities : 1
 Total Population in Service Area: 4,585
 Census Tract Percent Low / Mod: 87.00

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 18

PGM Year: 2013
Project: 0009 - Fair Housing Activities
IDIS Activity: 520 - Fair Housing Activities
Status: Open
Location: ,
Objective:
Outcome:
Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)
National Objective:

Initial Funding Date: 07/24/2014

Description:
 This activity continues the Municipality of Norristown's efforts to affirmatively further fair housing.
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year	
					Total	Hispanic	Total	Hispanic
CDBG	EN	Pre-2015		\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00
		2013	B13MC420023		\$20,195.12	\$20,195.12	\$35,000.00	\$35,000.00
Total				\$35,000.00	\$20,195.12	\$20,195.12	\$35,000.00	\$35,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0		0	



U.S. Department of Housing and U Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
NORRISTOWN

Date: 13-1 2016
Time: 12:05
Page: 19

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 20

PGM Year: 2014
Project: 0007 - Small Business Activities
IDIS Activity: 521 - Small Business Activities
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Micro-Enterprise Assistance (18C) **National Objective:** LMCMC

Initial Funding Date: 08/18/2014

Description:
 Continuation of funding of small business activities, providing technical support to small business operators and entrepreneurs.
Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year		Drawn Thru Program Year	
					2013	2014	2013	2014
	EN	Pre-2015		\$45,000.00		\$0.00		\$0.00
		2013	B13MC420023		\$19,475.44			\$45,000.00
Total				\$45,000.00		\$19,475.44		\$45,000.00

Proposed Accomplishments

People (General) : 2

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							

Female-headed Households:

PR03 - NORI OWN 0



U.S. Department of Housing and U Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 21

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 22

PGM Year: 2013
Project: 0003 - First-time Homebuyers Program
IDIS Activity: 522 - First Time Home Buyers Program
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Direct Homeownership Assistance (13)
National Objective: LMH

Initial Funding Date: 12/12/2014

Description:

Assisting first time homeowners.
 Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year		Drawn Thru Program Year
					2013	2014	
CDBG	EN	Pre-2015		\$45,000.00	\$0.00	\$0.00	\$0.00
		2013	B13MC420023		\$5,000.00		\$15,000.00
		2014	B14MC420023		\$5,000.00		\$5,000.00
Total	Total			\$45,000.00	\$10,000.00		\$20,000.00

Proposed Accomplishments

Households (General) : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 23

Female-headed Households: 0 0 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	This activity allows for the continuation of homeownership within the Municipality of Norristown	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 24

PGM Year: 2012
Project: 0005 - Housing Rehabilitation Technical Support
IDIS Activity: 523 - Housing Rehabilitation Technical Support
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehabilitation Administration (14H) **National Objective:** LMA

Initial Funding Date: 01/09/2015

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$35,000.00	\$0.00	\$0.00
		2013	B13MC420023		\$19,260.20	\$29,236.60
		2014	B14MC420023		\$5,763.40	\$5,763.40
Total	Total			\$35,000.00	\$25,023.60	\$35,000.00

Proposed Accomplishments

Housing Units : 4
 Total Population in Service Area: 32,870
 Census Tract Percent Low / Mod: 61.06

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	This activity allows provides the administrative/technical support for the Owner Occupied Housing Rehabilitation program.	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System

Date: 13-Nov-2016
 Time: 12:05
 Page: 25

CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

PGM Year: 2014
Project: 0008 - Main & Marshall Lighting Improvement Project
IDIS Activity: 525 - Main & Marshall Streets Lighting & Security Upgrades
Status: Completed 7/24/2015 12:00:00 AM
Location: 1 W Main St Norristown, PA 19401-4766
Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K) **National Objective:** LMA

Initial Funding Date: 06/11/2015

Description:

This activity allows the upgrade of lighting and security along Main & Marshall Streets
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$58,815.50	\$0.00	\$0.00
		2013	B13MC420023		\$58,815.50	\$58,815.50
Total	Total			\$58,815.50	\$58,815.50	\$58,815.50

Proposed Accomplishments

People (General) : 1,657
 Total Population in Service Area: 2,540
 Census Tract Percent Low / Mod: 62.80

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2014	This activity allows the upgrade of lighting and security along Main & Marshall Streets.	



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 26

PGM Year: 2015
Project: 0006 - Small Business Activities
IDIS Activity: 527 - Small Business Activities
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Micro-Enterprise Assistance (18C) **National Objective:** LCMCMC

Initial Funding Date: 08/21/2015

Description:

Continuation of funding of small business activities, providing technical support to small business operators and entrepreneurs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MCA20023	\$45,000.00	\$22,191.19	\$22,191.19
Total				\$45,000.00	\$22,191.19	\$22,191.19

Proposed Accomplishments

People (General) : 5

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0		0	



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1-2016
 Time: 12:05
 Page: 27

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 28

PGM Year: 2015
Project: 0007 - Program Administration
IDIS Activity: 528 - Program Administration
Status: Open
Location: Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 08/21/2015

Description:

This activity allows for the administration of the CDBG Program for the Municipality of Norristown.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC420023	\$162,528.00	\$155,842.03	\$155,842.03
Total				\$162,528.00	\$155,842.03	\$155,842.03

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0							

Income Category:

	Owner	Renter	Total	Person
PR03 - NORRISTOWN				



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1-2016
 Time: 12:05
 Page: 29

Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 30

PGM Year: 2015
Project: 0008 - Section 108 Loan Interest Payment
IDIS Activity: 529 - Section 108 Loan Interest Payment
Status: Open
Location: Objective:
 Outcome:
 Matrix Code: Unplanned Repayment of Section 108 National Objective:
 Loan Principal (19G)

Initial Funding Date: 08/21/2015

Description:

This activity allows for the payment of Section 108 Loan Interest.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC420023	\$42,521.80	\$42,521.80	\$42,521.80
Total				\$42,521.80	\$42,521.80	\$42,521.80

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0		0	

Income Category:

Owner	Renter	Total	Person
0	0	0	0

PR03 - NORRISTOWN



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-11-2016
 Time: 12:05
 Page: 31

Extremely Low	0
Low Mod	0
Moderate	0
Non Low Moderate	0
Total	0
Percent Low/Mod	0

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 32

PGM Year: 2015
Project: 0003 - Code Enforcement
IDIS Activity: 530 - Code Enforcement

Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 08/21/2015

Description:

This activity allows for code enforcement activities within eligible areas of the municipality
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC420023	\$141,478.20	\$68,869.12	\$68,869.12
Total	Total			\$141,478.20	\$68,869.12	\$68,869.12

Proposed Accomplishments

Housing Units : 100
 Total Population in Service Area: 32,870
 Census Tract Percent Low / Mod: 61.06

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and U Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 33

PGM Year: 2015
Project: 0005 - Severe Service Fire Engine
IDIS Activity: 531 - Severe Service Fire Engine
Status: Open
Location: 235 E Airy St Norristown, PA 19401-5003
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Fire Station/Equipment (03O) **National Objective:** LMA

Initial Funding Date: 08/21/2015

Description:

This activity entails the purchase of a severe service fire engine.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC420023	\$60,000.00	\$52,120.36	\$52,120.36
Total	Total			\$60,000.00	\$52,120.36	\$52,120.36

Proposed Accomplishments

Public Facilities : 20,070
 Total Population in Service Area: 32,870
 Census Tract Percent Low / Mod: 61.06

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 34

PGM Year: 2014
Project: 0005 - Fair Housing Activities
IDIS Activity: 532 - Fair Housing
Status: Open
Location: Objective:
 Outcome:
 Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D) National Objective:

Initial Funding Date: 09/08/2015

Description:

This activity continues the Municipality of Norristown's efforts to affirmatively further fair housing.
Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year		Drawn Thru Program Year	
					Total	Hispanic	Total	Hispanic
CDBG	EN	Pre-2015		\$35,000.00		\$0.00		\$0.00
		2013	B13MC420023		\$7,304.88		\$7,304.88	
		2014	B14MC420023		\$12,500.00		\$12,500.00	
Total	Total			\$35,000.00		\$19,804.88		\$19,804.88

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							

Female-headed Households:

PRO3 - NORI OWN 0



U.S. Department of Housing and U: Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-1 2016
 Time: 12:05
 Page: 35

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low/Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 36

PGM Year: 2013
Project: 0001 - Owner Occupied Housing Rehabilitation
IDIS Activity: 533 - Owner Occupied Housing Rehab 2013
Status: Open
Location: 1216 W Washington St Norristown, PA 19401-4313
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 10/08/2015

Description:
 This activity is a continuation of the owner occupied housing rehabilitation program.
Financing

	Fund Type	Grant Year	Grant	Funded Amount		Drawn In Program Year		Drawn Thru Program Year	
				Total	Hispanic	Total	Hispanic	Total	Hispanic
		Pre-2015		\$150,000.00		\$0.00		\$0.00	
CDBG	EN	2013	B13MC420023			\$20,076.50		\$20,076.50	
		2014	B14MC420023			\$61,755.80		\$61,755.80	
Total	Total			\$150,000.00		\$81,832.30		\$81,832.30	

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-11-2016
 Time: 12:05
 Page: 37

Female-headed Households: 0 0 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 NORRISTOWN

Date: 13-May-2016
 Time: 12:05
 Page: 38

PGM Year: 2013

Project: 0002 - Housing Rehab-Technical Support

IDIS Activity: 534 - Housing Rehab-Technical Support 13

Status: Open

Location: 235 E Airy St Norristown, PA 19401-5003

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Rehabilitation Administration (14H) National Objective: LMA

Initial Funding Date: 12/04/2015

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$35,000.00	\$0.00	\$0.00
		2014	B14MC420023		\$17,289.50	\$17,289.50
Total	Total			\$35,000.00	\$17,289.50	\$17,289.50

Proposed Accomplishments

Housing Units : 4

Total Population in Service Area: 32,870

Census Tract Percent Low / Mod: 61.06

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
NORRISTOWN

Date: 13- 2016
Time: 12:05
Page: 39

Total Funded Amount: \$9,809,333.00
Total Drawn Thru Program Year: \$9,328,184.48
Total Drawn In Program Year: \$835,726.17

Table 2C
Summary of Specific Multi-Year Objectives
FY 2015
Housing & Community Development
Municipality of Norristown

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-1.1	CDBG	2015	People	200	200	100 %	
		MULTI-YEAR GOAL		200	200	100%	
Affordability of Decent Housing (DH-2)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-2.1	CDBG	2015	Housing Units	2	2	100 %	
		MULTI-YEAR GOAL		2	2	100%	
Sustainability of Decent Housing (DH-3)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-3.1	CDBG	2015	Housing Units	5000	5000	100 %	
		MULTI-YEAR GOAL		5,000	5,000	100%	
DH-3.2	CDBG HOME	2015	Housing Units	4	4	100 %	
		MULTI-YEAR GOAL		4	4	100%	

Sustainability of Suitable Living Environment (SL-3)

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-3.1	<i>Neighborhood Beautification Phase I</i> – Streetscape beautification along the 1000 block of Powell Street that will include new sidewalks, curbs, street trees and lighting	CDBG	2010	People	2110	2110	100%
			2011		NA	—	—%
			2012		NA	—	—%
			2013		NA	—	—%
			2014		NA	—	—%
MULTI-YEAR GOAL					2110	2110	100%
SL-3.2	<i>Road reconstruction at the five point intersection of Swede, Elm and Powell Street</i> —Physical reconstruction of the failing five point neighborhood intersection in the Municipality.	CDBG	2010	People	4414	0	0%
			2011		4414	—	—%
			2012		NA	NA	—%
			2013		NA	NA	—%
			2014		NA	NA	—%
MULTI-YEAR GOAL					4414	0	0%
SL-3.3	<i>Arts Hill</i> —Historic Façade program for the business and arts district	CDBG	2010	Businesses	NA	NA	NA
			2011		10	0	0%
			2012		10	0	0%
			2013		NA	NA	NA
			2014		NA	NA	NA
MULTI-YEAR GOAL					20	—	—%
SL-3.4	<i>DeKalb St. Avenue of the Arts Project</i> —Continued streetscape improvements to gateway to create an Avenue of the Arts along Dekalb Street from Lafayette Street to Marshall Street.	CDBG COUNTY	2010	People	3000	3000	100 %
			2011		NA	—	—%
			2012		NA	—	—%
			2013		NA	—	—%
			2014		NA	—	—%
MULTI-YEAR GOAL					3000	3000	100%
SL-3.5	<i>Side walk improvements at West Main Street and Astor Street</i> —Improvements to sidewalks to tie in with the access improvements at the Fairmount Fire Company	CDBG	2010	People	NA	NA	NA
			2011		1571	1571	100 %
			2012		1571	1571	100 %
			2013		NA	NA	NA
			2014		NA	NA	NA
MULTI-YEAR GOAL					1571	1571	100 %
SL-3.6	<i>W Marshall St Sidewalk Improvements</i> —New streetscapes involving sidewalks, curbs, new lighting and urban friendly trees along the 100 -200 block of W Marshall st	CDBG	2010	People	NA	NA	NA
			2011		—	—	—%
			2012		1696	1696	100%
			2013		NA	NA	NA
			2014		NA	NA	NA
MULTI-YEAR GOAL					1696	1696	100 %
SL-3.7	<i>Simmons Park Improvements</i> —Improvements include walking trail, multipurpose field, new basketball courts, landscaping and lighting.	CDBG DCNR COUNTY	2010	People	2637	2637	100%
			2011		2637	2637	100%
			2012		2637	2637	100%
			2013		2637	2637	100%
			2014		2637	2637	100%
MULTI-YEAR GOAL					2637	2637	100%

Sustainability of Suitable Living Environment (SL-3)

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-3.8	<i>Opportunities Industrialization Center</i> —improvements to the community center to involve electrical upgrades and accessibility enhancement.	CDBG	2010	People	6799	6799	100%
			2011		NA	—	—%
			2012		NA	—	—%
			2013		NA	—	—%
			2014		6799	—	—%
			MULTI-YEAR GOAL			6799	6799
SL-3.9	<i>Norris Hose Fire Company</i> —Improvements include interior restoration, sprinkler system and lighting	CDBG	2010	People	NA	—	—%
			2011		NA	—	—%
			2012		5211	5211	100%
			2013		NA	—	—%
			2014		NA	—	—%
			MULTI-YEAR GOAL			5211	5211
SL-3.10	<i>Severe Service Fire Engine-Norristown Fire Department</i> – Purchase of a new fire engine truck.	CDBG	2010	Households	NA	NA	NA
			2011		1200	1200	100 %
			2012		1200	1200	100 %
			2013		1200	1200	100%
			2014		1200	1200	100%
			MULTI-YEAR GOAL			1200	1200
SL-3.11	<i>Albert P. Parker (Cherry St) Park</i> — Improvements to park including basketball courts, site furnishings, Landscaping and fencing	CDBG	2010	People	3531	0	0%
			2011		NA	—	—%
			2012		NA	—	—%
			2013		NA	—	—%
			2014		NA	—	—%
			MULTI-YEAR GOAL			3531	0
SL-3.12	<i>Poley Park Improvements</i> —Phase II Physical improvements of Poley Park based on recommendations developed through a Master Plan public process.	CDBG PA DCNR County	2010	People	1520	1520	100%
			2011		1520	1520	100%
			2012		1520	1520	100%
			2013		NA	NA	NA
			2014		NA	NA	NA
			MULTI-YEAR GOAL			1520	1520
SL-3.13	<i>Administration</i> —Administration of CDBG program.	CDBG Municipal General Fund	2010	NA	NA	NA	NA
			2011				NA
			2012				NA
			2013				NA
			2014				NA
			MULTI-YEAR GOAL				NA
SL-3.14	<i>Housing Rehabilitation Technical Support</i>	CDBG HOME	2010	NA	NA	NA	NA
			2011				NA
			2012				NA
			2013				NA
			2014				NA
			MULTI-YEAR GOAL				NA

SL-3.15	<i>Main & Marshall Street Lighting & Security Upgrades</i>	CDBG	2010	NA	NA	NA	NA
			2011	NA	NA	NA	NA
			2012	1657	—	—%	—%
			2013	1657	—	—%	—%
			2014	NA	NA	NA	NA
			MULTI-YEAR GOAL			NA	NA
Sustainability of Economic Opportunity (EO-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO-3.1	<i>Small Business Assistance Center</i> —Technical assistance to eligible micro-businesses of five or fewer employees through source library and resource materials.	CDBG	2010	Businesses	1	3	300%
			2011		1	3	300%
			2012		1	3	300%
			2013		1	6	600%
			2014		1	5	500%
			MULTI-YEAR GOAL			5	20
EO-3.2	<i>Main Street Economic Development initiative</i> —	CDBG	2010	Jobs	NA	NA	NA
			2011		2	0	0%
			2012		2	0	—%
			2013		2	6	300%
			2014		2	2	200%
			MULTI-YEAR GOAL			8	8

Table 3A
Summary of Specific Annual Objectives
FY 2014
Municipality of Norristown

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-1.1	Fair Housing—Housing rights for owners, advocacy for victims of housing discrimination and issues related to unanticipated needs.	CDBG	2014	People	200	191	95%
			MULTI-YEAR GOAL		1000	791	80%
Affordability of Decent Housing (DH-2)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-2.1	First Time Home Buyers Program— Grants in the amount of \$5000 to income eligible first-time home buyers.	CDBG	2010	Housing Units	2	2	100 %
			2011		2	0	0%
			2012		2	3	150 %
			2013		0	0	___%
			2014		0	2	100%
MULTI-YEAR GOAL		6	7	115 %			
Sustainability of Decent Housing (DH-3)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH-3.1	Code Enforcement—Inspect properties in targeted eligible concentrated areas to bring them up to code, and prevent further deterioration.	CDBG	2010	Housing Units	5000	5000	100 %
			2011		5000	5000	100 %
			2012		5000	5000	100 %
			2013		5000	5000	100%
			2014		5000	5000	100%
			MULTI-YEAR GOAL		25,000	15000	100%
DH-3.2	Owner-Occupied Housing Rehab. Program –Grants of approximately \$25,000 to income eligible households to bring owner-occupied homes up to code and lead abatement.	CDBG HOME	2010	Housing Units	4	7	175 %
			2011		4	6	150 %
			2012		4	5	125 %
			2013		4	4	100%
			2014		4	2	50%
			MULTI-YEAR GOAL		20	24	120%
Sustainability of Suitable Living Environment (SL-3)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
SL-3.1	Severe Service Fire Engine-Norristown Fire Department – Purchase of a new fire engine truck.	CDBG	2010	Households	NA	NA	NA
			2011		1200	1200	100 %
			2012		1200	1200	100 %
			2013		1200	1200	100 %
			2014		1200	1200	100 %
			MULTI-YEAR GOAL		1200	___	___%

SL-3.2	<i>Administration</i> – Administration of CDBG program.	CDBG Municipal General Fund	2014	NA	NA	NA	NA
			MULTI-YEAR GOAL		NA	NA	NA
SL-3.3	<i>Housing Rehabilitation Technical support -</i>	CDBG HOME	2014	NA	NA	NA	NA
			MULTI-YEAR GOAL		NA	NA	NA
SL-3.4	<i>Simmons Park Improvements-</i> Physical improvements continuing based on recommendations developed through a public master planning process	CDBG	2014	People	2637	—	—%
			MULTI-YEAR GOAL		2637	NA	NA
SUSTAINABILITY OF ECONOMIC OPPORTUNITY (EO-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO-3.1	<i>Small Business Assistance Center</i> – Technical assistance to eligible micro-businesses of five or fewer employees through source library and resource materials.	CDBG	2014	Businesses	1	5	500%
			MULTI-YEAR GOAL		5	5	100%
EO-3.2	<i>Main Street Economic Development Initiative-</i> Economic Development initiative for the downtown business district to help in job creation and retention.	CDBG	2014	Jobs	2	2	100%
			MULTI-YEAR GOAL		2	2	100%

2015

CDBG Activity Summary Report
(GPR) For Program Year 2015



PART I: SUMMARY OF CDBG RESOURCES		
01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	812,640.00
02	ENTITLEMENT GRANT	0.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	0.00
05a	CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06	FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a	FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	812,640.00
PART II: SUMMARY OF CDBG EXPENDITURES		
09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	561,305.05
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	561,305.05
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	227,554.46
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	46,866.66
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	835,726.17
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	(23,086.17)
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR OTHER LOW/MOD ACTIVITIES	551,169.66
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	0.00
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	551,169.66
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	551,169.66
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	98.19%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
23	PROGRAM YEARS(PY) COVERED IN CERTIFICATION	
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	PY: PY: 0.00
25	CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
27	DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	812,640.00
32	ENTITLEMENT GRANT	0.00
33	PRIOR YEAR PROGRAM INCOME	0.00
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	812,640.00
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	227,554.46
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	227,554.46
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	812,640.00
42	ENTITLEMENT GRANT	0.00
43	CURRENT YEAR PROGRAM INCOME	0.00
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	812,640.00
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	28.00%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
 Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
 Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	10	510	5802796	Simmons Park Improvement Project	03F	LMA	\$410.00
2012	10	510	5807438	Simmons Park Improvement Project	03F	LMA	\$563.50
2012	10	510	5829698	Simmons Park Improvement Project	03F	LMA	\$1,974.25
2012	10	510	5836652	Simmons Park Improvement Project	03F	LMA	\$2,306.00
2012	10	510	5946443	Simmons Park Improvement Project	03F	LMA	\$5,472.50
2012	10	510	5867154	Simmons Park Improvement Project	03F	LMA	\$3,640.25
2012	10	510	5896161	Simmons Park Improvement Project	03F	LMA	\$249.00
2013	8	519	5862329	Simmons Park Improvement Project	03F	LMA	\$3,576.25
Matrix Code							\$18,191.75
2012	8	511	5786143	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$105.00
2012	8	511	5807438	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$744.00
2012	8	511	5816694	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$367.50
2012	8	511	5820318	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$40,887.51
2014	8	525	5820318	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$57,916.00
2014	8	525	5829698	Main & Marshall Streets Lighting & Security Upgrades	03K	LMA	\$899.50
Matrix Code							\$100,919.61
2014	6	518	5835535	Severe Service Fire Engine	03O	LMA	\$9,505.48
2015	5	531	5841026	Severe Service Fire Engine	03O	LMA	\$52,120.36
Matrix Code							\$61,625.84
2013	3	522	5807438	First Time Home Buyers Program	13	LMH	\$5,000.00
2013	3	522	5897886	First Time Home Buyers Program	13	LMH	\$5,000.00
Matrix Code							\$10,000.00
2012	3	501	5797580	Owner Occupied Housing Rehabilitation	14A	LMH	\$1,277.67
2012	3	501	5812745	Owner Occupied Housing Rehabilitation	14A	LMH	\$1,924.00
2012	3	501	5856385	Owner Occupied Housing Rehabilitation	14A	LMH	\$2,975.70
2013	1	533	5856385	Owner Occupied Housing Rehab 2013	14A	LMH	\$21,350.30
2013	1	533	5862329	Owner Occupied Housing Rehab 2013	14A	LMH	\$22,400.00
2013	1	533	5867154	Owner Occupied Housing Rehab 2013	14A	LMH	\$22,985.00
2013	1	533	5877856	Owner Occupied Housing Rehab 2013	14A	LMH	\$14,122.00
2013	1	533	5912532	Owner Occupied Housing Rehab 2013	14A	LMH	\$975.00
Matrix Code							\$88,009.67
2012	5	523	5794956	Housing Rehabilitation Technical Support	14H	LMA	\$2,208.90
2012	5	523	5797580	Housing Rehabilitation Technical Support	14H	LMA	\$1,889.10
2012	5	523	5805569	Housing Rehabilitation Technical Support	14H	LMA	\$3,605.70
2012	5	523	5816694	Housing Rehabilitation Technical Support	14H	LMA	\$5,253.80
2012	5	523	5826862	Housing Rehabilitation Technical Support	14H	LMA	\$2,730.60
2012	5	523	5836652	Housing Rehabilitation Technical Support	14H	LMA	\$2,997.00
2012	5	523	5849828	Housing Rehabilitation Technical Support	14H	LMA	\$566.10
2012	5	523	5862329	Housing Rehabilitation Technical Support	14H	LMA	\$1,232.10
2012	5	523	5867154	Housing Rehabilitation Technical Support	14H	LMA	\$3,540.90
2012	5	523	5873878	Housing Rehabilitation Technical Support	14H	LMA	\$990.40
2013	2	534	5873878	Housing Rehab-Technical Support 13	14H	LMA	\$1,862.30
2013	2	534	5891767	Housing Rehab-Technical Support 13	14H	LMA	\$5,250.30
2013	2	534	5897886	Housing Rehab-Technical Support 13	14H	LMA	\$7,290.90
2013	2	534	5912532	Housing Rehab-Technical Support 13	14H	LMA	\$2,886.00
Matrix Code							\$42,313.10
2014	4	513	5941026	Code Enforcement	15	LMA	\$9,732.15



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	3	530	5841026	Code Enforcement	15	LMA	\$30,858.45
2015	3	530	5946443	Code Enforcement	15	LMA	\$4,918.10
2015	3	530	5854883	Code Enforcement	15	LMA	\$888.02
2015	3	530	5873878	Code Enforcement	15	LMA	\$18,915.71
2015	3	530	5896161	Code Enforcement	15	LMA	\$13,288.84
Matrix Code							\$78,601.27
2011	12	504	5797580	Main Street Economic Development Initiative	18A	LMDP	\$4,400.00
2011	12	504	5802796	Main Street Economic Development Initiative	18A	LMDP	\$9,178.62
2011	12	504	5812745	Main Street Economic Development Initiative	18A	LMDP	\$3,471.75
2011	12	504	5820318	Main Street Economic Development Initiative	18A	LMDP	\$533.55
2011	12	504	5849828	Main Street Economic Development Initiative	18A	LMDP	\$8,047.78
2011	12	504	5856385	Main Street Economic Development Initiative	18A	LMDP	\$826.38
2011	12	504	5873878	Main Street Economic Development Initiative	18A	LMDP	\$401.25
2011	12	504	5877856	Main Street Economic Development Initiative	18A	LMDP	\$81,338.00
2011	12	504	5891767	Main Street Economic Development Initiative	18A	LMDP	\$1,644.46
Matrix Code							\$109,841.79
2014	7	521	5794956	Small Business Activities	18C	LMCNC	\$3,333.33
2014	7	521	5802796	Small Business Activities	18C	LMCNC	\$3,333.33
2014	7	521	5812745	Small Business Activities	18C	LMCNC	\$3,333.33
2014	7	521	5820318	Small Business Activities	18C	LMCNC	\$3,333.33
2014	7	521	5833866	Small Business Activities	18C	LMCNC	\$3,333.33
2014	7	521	5841026	Small Business Activities	18C	LMCNC	\$2,808.79
2014	7	521	5841026	Small Business Activities	18C	LMCNC	\$524.54
2015	6	527	5846443	Small Business Activities	18C	LMCNC	\$3,333.33
2015	6	527	5854883	Small Business Activities	18C	LMCNC	\$3,333.33
2015	6	527	5867154	Small Business Activities	18C	LMCNC	\$3,333.33
2015	6	527	5882131	Small Business Activities	18C	LMCNC	\$8,333.33
2015	6	527	5896161	Small Business Activities	18C	LMCNC	\$3,333.33
Matrix Code							\$41,666.63
Total							\$551,169.66

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27
 Report returned no data.

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	3	512	5797580	Program Administration 2014	21A		\$9,700.08
2014	3	512	5807438	Program Administration 2014	21A		\$13,640.48
2014	3	512	5816694	Program Administration 2014	21A		\$243.35
2014	3	512	5820318	Program Administration 2014	21A		\$199.75
2014	3	512	5836652	Program Administration 2014	21A		\$28.50
2014	3	512	5841026	Program Administration 2014	21A		\$7,900.27
2015	7	528	5841026	Program Administration	21A		\$78,404.89
2015	7	528	5846443	Program Administration	21A		\$13,217.66
2015	7	528	5849828	Program Administration	21A		\$191.86
2015	7	528	5854883	Program Administration	21A		\$839.47
2015	7	528	5867154	Program Administration	21A		\$158.15
2015	7	528	5873878	Program Administration	21A		\$36,470.13
2015	7	528	5877856	Program Administration	21A		\$180.00
2015	7	528	5896161	Program Administration	21A		\$26,398.87
Matrix Code							\$187,554.46
2013	9	520	5786143	Fair Housing Activities	21D		\$10,000.00
2013	9	520	5806569	Fair Housing Activities	21D		\$7,500.00



Office of Community Planning & Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDDBG Financial Summary Report
 Program Year 2015
 NORRISTOWN, PA

DATE: 05-13-16
 TIME: 12:21
 PAGE: 4

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	9	520	5846443	Fair Housing Activities	21D		\$2,685.12
2014	5	532	5846443	Fair Housing	21D		\$7,304.88
2014	5	532	5896161	Fair Housing	21D		\$2,500.00
2014	5	532	5897886	Fair Housing	21D		\$5,000.00
2014	5	532	5901187	Fair Housing	21D		\$2,500.00
2014	5	532	5912532	Fair Housing	21D		\$2,500.00
Total						Matrix Code	\$40,000.00
							\$227,554.46

2015

CDBG Performance Measures
Report (C04PR83)

Rehabilitation of Rental Housing

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Total LHM* units	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of Units Made 504 accessible	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0
Created through conversion of non-residential to residential buildings	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0
Affordable	0	0	0	0	0	0	0
Of Affordable Units	Number subsidized by another federal, state, local program		Number subsidized by another federal, state, local program		Number subsidized by another federal, state, local program		Number subsidized by another federal, state, local program
	0	0	0	0	0	0	0
	Number occupied by elderly		Number occupied by elderly		Number occupied by elderly		Number occupied by elderly
	0	0	0	0	0	0	0
	Number of years of affordability		Number of years of affordability		Number of years of affordability		Number of years of affordability
	0	0	0	0	0	0	0
	Average number of years of affordability per unit		Average number of years of affordability per unit		Average number of years of affordability per unit		Average number of years of affordability per unit
	0	0	0	0	0	0	0
	Number designated for persons with HIV/AIDS		Number designated for persons with HIV/AIDS		Number designated for persons with HIV/AIDS		Number designated for persons with HIV/AIDS
	0	0	0	0	0	0	0

Rehabilitation of Rental Housing (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Of those, number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0

Construction of Rental Housing

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Total LMH* units	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0
Affordable units	0	0	0	0	0	0	0
Of Affordable Units							
Number occupied by elderly	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0

Construction of Rental Housing (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0

Owner Occupied Housing Rehabilitation

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Total LMH* units	0	0	0	0	0	0	0
Total SB* , URG units	0	0	0	0	0	0	0
Of Total, Number of Units Occupied by elderly	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0
Made accessible	0	0	0	0	0	0	0
Homebuyer Assistance							
	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
Total Households Assisted	Access	Afford	Access	Afford	Access	Afford	
Of Total:	0	0	0	0	0	0	0
Number of first-time homebuyers	0	0	0	0	0	0	0
Of those, number receiving housing counseling	0	0	0	0	0	0	0
Number of households receiving downpayment/closing costs assistance	0	0	0	0	0	0	0

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Municipality of Norristown Program Year: 2015	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	7	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	0	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	7	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

2015

Newspaper & Magazine Articles
Regarding Norristown
Revitalization Efforts

The Times Herald (<http://www.timesherald.com>)

Art works come to the Schuylkill River Trail

Collaboration: art lovers bring banners to the Skchurkill River Trail Local artist: Plymouth man among seven selected artworks for project

By Carl Rotenberg, The Times Herald

Monday, November 16, 2015



NORRISTOWN >> Art came to the Schuylkill River Trail Monday in the form of seven paintings on vinyl banners.

A small group of art lovers, planners and Montgomery County Commissioners' Chairman Josh Shapiro and Vice Chairman Val Arkoosh gathered next to the two art banners Monday afternoon along the Schuylkill River Trail just above the Ford Street intersection. Fastened to the new eight-foot chain link fence were the two three-foot by eight-foot banners with seven selected artworks. The trail section is part of the Lafayette Street corridor extension project.

“Escalation”, a watercolor by Susannah Hart Thomer of Plymouth won a 2013 Best of Show award. Other works displayed were “Blue Barrow Against a White Barn” by Nancy Durkin Green, “Dawn at Lauer’s Run” by Russell Slocum and “Trail Blazing along the Perkiomen” by Lori Quinque Quinn.

Hart Thomer has been painting for more than 45 years, she said.

“It’s a piece I painted outside the Philadelphia Art Museum,” she said. “It’s a staircase outside of the museum.”

The collaborative project between Creative Montco, the Montgomery County Foundation and the Montgomery County planning department drew on art works that won prizes in Montgomery County art contests.

“It’s a great addition to our trail system,” said Jody Holton, the executive director of the Montgomery County Planning Commission. “It gets people excited about downtown Norristown, our Montgomery County trails and the creative community.”

Nancy DeLucia, the board president of Creative Montco and the executive director of the Hatboro-Horsham Educational Foundation, called the location on the fence, “a good place where you don’t usually see art.”

It is nice to see public art,” DeLucia said.

Ann Leavitt Gruberger, the assistant section chief of the Montgomery County planning department, said the group planned to expand the art exhibit along the trail in Montgomery County in spring 2016 with additional installations.

New banner art may be installed in Spring Mill and Schwenksville where parking lots on the trail will give bicyclists and runners a chance to stop and admire the art work, Leavitt Gruberger said. The group also plans to showcase sculptures and large scale murals in the future, she said.

“We need to do more of this,” Shapiro said. “It’s great that it is being displayed on the best urban trail in the United States.”

The art was chosen from nearly 100 art works that are currently being displayed in an art exhibit at the Pottstown campus of Montgomery County Community College, said Leavitt Gruberger. The exhibit will be open until Dec. 12.

Contact Carl Rotenberg at 267-907-6137 (c) and 484-679-8476.

URL: <http://www.timesherald.com/general-news/20151116/art-works-come-to-the-schuylkill-river-trail>

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The Times Herald (<http://www.timesherald.com>)

NORRISTOWN RISING: Major roads projects aim to spur municipal revitalization

Major roads projects aim to spur municipal revitalization

By Oscar Gamble, The Times Herald

Sunday, November 15, 2015



NORRISTOWN >> A key component to the revitalization of any community is accessibility.

To that end, two major roads projects aimed at making it easier and more attractive to come in, out and through Norristown are currently underway.

The rebuilding of Markley Street from West Main Street to Johnson Highway is part of PennDot's renovation of U.S. 202 South, which began in the late 1990s.

The Lafayette Street extension is a transportation and economic development project between the municipality of Norristown and Plymouth Township, funded by the The Federal Highway Commission and Montgomery County.

The Markley Street project, along section 500 of Route 202, was made possible by a swap whereby PennDot took over ownership of Markley Street and the municipality took over ownership of Airy Street.

The first phase of the project, the widening and improvement of the stretch of Markley Street between Elm Street and Johnson Highway cost \$20.8 million and was 80 percent federally, and 20 percent state-funded. It began in February 2013 and was completed Sept. 4, 2015, a year ahead of schedule.

PennDot Assistant Press Secretary Gene Blaum said contractor J.D. Eckman was able to expedite site work by combining various construction stages.

The project included the addition of center turning lanes and parking bays, new sidewalks and curbs, and the installation of ornamental street lights. Intersections were realigned and new traffic signals with pedestrian countdown timers were installed. Underground utilities were also replaced.

"A lot of amenities were built into the project to not only provide a smoother, more efficient roadway but to make the corridor more attractive," said Blaum.

The second phase of the project is set to begin in early 2017. It will consist of a total reconstruction of the roadway between West Main and Elm streets. The four lane section of Markley Street between West Main and Marshall streets will be rebuilt with minimal widening. The reconstruction of Markley Street will include one northbound lane, two southbound lanes and a center lane for left turns from Marshall Street to Elm Street.

The two bridges on Markley Street that span Stoney Creek will be replaced and the Elm Street Bridge

will be renovated. Blaum said PennDot has coordinated with SEPTA to make improvements to the Regional Rail crossing at West Main and Markley Streets as part of the project.

According to Blaum, phase two, which is estimated to cost \$20.1 million under an identical funding formula as the initial phase, is slated to go out for bid in late 2016.

Blaum said the aesthetic improvements will be similar to those included in the first phase, and like the first phase, northbound lanes will be closed while southbound lanes will remain open to traffic during construction.

“The new Markley Street will certainly improve traffic flow, and the amenities that are added will certainly enhance the street for those who live, work and travel along it,” Blaum said.

“It’s another positive aspect of the revitalization of Norristown.”

Eighty percent of the Lafayette Street extension project is funded by the Federal Highway Commission and 20 percent is funded by Montgomery County. The project consists of three phases with a combined cost of \$56 million.

Phase one of the project, which was largely completed in late 2014, extended Lafayette Street from its former termination point at Ford Street, further east to a point just west of Conshohocken Road. A four lane section of roadway was built with a landscaped median and a bridge over Ross Street at a cost of 13.5 million.

The second, \$12.5 million phase of the project, now underway, will reconfigure parts of Diamond Avenue, Conshohocken Road and Ridge Pike.

“Diamond Avenue will become the new through movement instead of Conshohocken Road where it meets Ridge,” said Matthew Edmond, transportation section chief for the Montgomery County Planning Commission.

“People will come up from Conshohocken, go north onto what is now Diamond Avenue, and they’ll come up to a realigned intersection with Fairfield (Road) so that cars no longer have to go up Lucetta Street.”

Crews are currently widening the south side of Ridge Pike — which is county owned — in preparation for the construction of the new roadway connection. Phase two began last year and is expected to run through Spring of 2017. The cost of the second phase is approximately 12.5 million.

Edmond explained that the reconfiguration involved in the second phase is necessary to accommodate the additional traffic anticipated by the proposed turnpike interchange that will be added to the east end of Lafayette Street.

According to Edmond, the Pennsylvania Turnpike Commission is interested in committing to splitting the cost with the county, and hopefully, making it an all-electronic interchange.

“Right now if you go through the toll plaza and you don’t have an E-ZPass, you get charged the full fare. Under all-electronic tolling that will no longer be the case,” Edmond said.

“You will still get charged what the normal toll is, but if you don’t have E-ZPass they (the turnpike commission) will take a picture of your license plate and they will send you a bill at the end of the month.”

Edmond said that the interchange has not yet been designed, but is tentatively scheduled for construction at the end of the decade, or in the early 2020s.

“The third phase, which will begin in 2017, will widen and improve the existing Lafayette Street that everyone has known for many years,” said Edmond.

“We’re going to completely rebuild that road. We’re going to widen the sidewalk in front of the businesses and the homes on the north side. There’s going to be two lanes in each direction with a landscaped median. On the south side, the overhead viaduct that carries the Schuylkill River Trail will be completely removed and we are going to bring the Schuylkill River Trail down to grade and essentially create a linear park that will be accessible to neighborhood residents and the general public.”

The third phase has an estimated cost of \$30 million.

Edmond said the project’s overall goal is to facilitate access to the highway system, which is used by about 95 percent of Montgomery County residents, and make it easier for people to get to and from Norristown.

Edmond characterized the Lafayette Street extension and it’s related projects as a game changer for the municipality with precedence in nearby communities.

“When they built the Blue Route, and that linked up with the Schuylkill Expressway, there was very high interest by developers in Conshohocken and that’s why we have what we have today. It’s because of that transportation access,” he said. “And one of the goals of the Lafayette Street project is to generate that same type of momentum here in Norristown.”

It might take some time to do, but we’re already hearing from municipal officials about renewed interest in downtown from developers.”

URL: <http://www.timesherald.com/general-news/20151115/norristown-rising-major-roads-projects-aim-to-spur-municipal-revitalization>

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Norristown Area school board approves tax abatement zone

By , The Times Herald

Monday, October 26, 2015

NORRISTOWN>> The Norristown Area school board approved a tax abatement zone that designates all of the properties in several sections of Norristown as eligible to apply for Local Economic Revitalization Tax Assistance (LERTA) for development projects in Norristown.

The board voted 8 to 1 to approve the zone which will be overlaid on Norristown's revitalization district. Board member Janice Pearce voted against the zone, citing her opposition to using LERTA to try to revitalize Norristown.

When a developer is granted LERTA for a project that will cause a reassessment in value of the property, they receive 100 percent tax abatement on the reassessed value in the first year of LERTA with a 10 percent decrease in abatement over 10 years. In year 11 the district would receive 100 percent of the tax revenue on the improvements to the property.

After Pearce made statements that she did not feel comfortable giving up the taxpayer's money in the guise of revitalization, District solicitor Michael Clarke reiterated to the board that the district would still be receiving the original tax revenue for the property before the LERTA project began.

"In year 2 of the LERTA, you typically see more tax dollars on the improved property than on the unimproved property," Clarke said.

Municipal Administrator Crandall Jones was on hand to answer questions for the board, particularly regarding what process is put in place for LERTA applications.

Jones said all three taxing authorities - the school board, township and county – retain the ability to vet all applications for LERTA. The zone simply allows suitable properties within the zone to apply.

Pearce said she was not convinced that LERTA is a good move for the school district and that approving the zone gets the district into the realty business.

"I don't think we have the right to give out taxpayer money. I feel like this is not our money to give up. This is the money of our school district," Pearce said.

Other board members said the provision that allows the board to deny an application and the prospects for increased revenue on the reassessed value make the zone a valuable tool for the district to increase its tax base.

Board member Iva Ferrell, whose term ends this year and is not up for reelection, said is hopeful the district will see more tax base due to LERTA's but would only have voted yes for the zone if the board retained its ability to vet applications.

The boundaries of the LERTA zone, which Norristown council previously approved in June, follow an irregular shape that includes all of the Schuylkill riverfront from Hamilton Street on the western side of the municipality to the Plymouth Township line and Sandy Street on the eastern side of the municipality; the former Logan Square Shopping Center; the area around Stanbridge Street above Sterigere Street; East Airy Street from Walnut Street to Cherry Street and a small portion of Johnson Highway on the northern boundary.

URL: <http://www.timesherald.com/general-news/20151026/norristown-area-school-board-approves-tax-abatement-zone>

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PHOTOS: Mural at George Washington Carver Community Center in Norristown

By Times Herald Staff

Friday, June 19, 2015



NORRISTOWN >> The mural at the George Washington Carver Community Center received its finishing touches Thursday.

Alicia Qureshi designed the mural, which is based on the life of George Washington Carver. The meaning behind it is to bring people together to help the community grow. The oval is a seed and inside are sprouts that will benefit everyone.

Qureshi made several designs the Carver Center Board selected the one that now adorns the Center.

The George Washington Carver Community Center is hosting its [55th anniversary celebration Saturday along with the reopening of its pool](#). The event will be held from 10 a.m. to 1 p.m. at the Center. Fox 29's anchor Joyce Evans will be the Master of Ceremonies and the event will feature a DJ, BBQ and swimming. Special guests will include relatives of the children whose 1,944 drowning deaths prompted the birth of the Center.

Can't see the gallery above? View it here: <http://bit.ly/GWCC-Mural>.

URL: <http://www.timesherald.com/general-news/20150619/photos-mural-at-george-washington-carver-community-center-in-norristown>

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Montgomery County law enforcement team donates \$25K to George Washington Carver Community Center

By Oscar Gamble, The Times Herald

Monday, June 29, 2015



NORRISTOWN >> Members of the Montgomery County law enforcement team came together to support the local community Monday as District Attorney Risa Vetri Ferman donated \$25,000 to the George Washington Carver Community Center.

Ferman presented the check, a grant financed by funds from the DA's Drug Forfeiture Account, to Carver Board President Rev. Byron Craig by the community center's newly refurbished swimming pool as law enforcement officials and Carver board members looked on.

"As part of our mission to prevent and reduce crime, one of the most important initiatives we support is making sure the children in at-risk communities have safe recreational spaces and productive activities to keep them away from the negative influences of crime and drug trafficking," Ferman wrote in a letter to Craig, thanking him for his stewardship of the Carver's revitalization.

"I am so grateful for Risa Ferman, saying that she would give and coming through for the Carver Center," said Craig. "There are many people who have said that they would give and have not given. It really shows the character of one of our leaders."

After presenting the check, Ferman kicked off her shoes, dipped her feet in the water and talked to several children as they cooled off in the pool.

"Making sure we could support this pool and all of the programs at the Carver Center is something that was very important to all of us in law enforcement," said Ferman. "We're all here today so that we can show the kids here and their families that they mean a lot to us and we want to make sure that they have the best opportunities that are available."

URL: <http://www.timesherald.com/general-news/20150629/montgomery-county-law-enforcement-team-donates-25k-to-george-washington-carver-community-center>

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NORRISTOWN RISING: Latino community spurs economic development

Hispanics revitalizing economic development in Norristown

By , The Times Herald

Saturday, November 14, 2015



NORRISTOWN >> Obed Arango recalls walking down Marshall Street in 2003 and compared it to walking through a war zone — complete with shoddy pavement and boarded up buildings. Three years later, the boarded up buildings sprouted colorful signs advertising the flavors of Mexican cuisine, baked goods, clothing, and more.

For Arango — a professor of Socio-Anthropology at Montgomery County Community College who moved permanently to the area in 2006 after 16 years as a professor at University Nationale in Mexico — the transformation of West Marshall Street was a sign that the Hispanic community was

becoming a force for economic revitalization in the municipality.

“I was very happy to see the immigrant and growing Hispanic population were becoming a positive force for the town — revitalizing the economy. The transformation of Marshall and Main Streets go hand in hand with the economic development of those small businesses,” Arango said about the decade from 2000 to 2010 where the Latino population went from slightly under 10 percent to close to 30. “The Hispanic community was present — literally in the tax revenues — but also present in the creation of jobs.”

Though the population of Hispanics in all of Montgomery County is something like 4 percent, Arango said the makeup of the county — economically and geographically — contributed to the influx of Mexican immigrants who added to the Dominican and Puerto Rican Norristown populations that had been in the county for around 30 years before 2000.

That influx was a direct response to growing industries that needed workers, Arango said, pointing to the mall, restaurant, and construction industries. Norristown sits in the epicenter of the county with more mall-square-footage than any other county in the country, Arango said.

“The growth in town responded to the necessity of workers to sustain that industry. But on the other hand the immigrant community has dreams — strong dreams — those dreams bring initiatives, entrepreneurship, and with that, new emerging businesses,” Arango noted. “I am sure that the statistics here in Norristown correspond to the national statistics that four (in 10) small businesses today are from Latino origins ... The revitalization is such that you walk the street today — Marshall Street, that was very much destroyed — today is renewed.”

That same influx also saw a change in the makeup of the Montgomery County Latino population, which

for years was made up of single males but shifted to families, through the creation of new families and the reunification of families split up when the males in the family immigrated.

As the Latino family took root in Norristown they brought with them traditions that in turn contribute to the economic spur. Take Marshall Street east a few blocks over to DeKalb and St. Patrick Church is thriving in a time when church closings and consolidations have rocked communities across the county.

Father Gus Puleo, Norristown native and pastor of St. Patrick Church, said on some days he celebrates more Baptisms than some local churches celebrate in a year.

Puleo also pointed to Marshall Street as evidence of the Hispanic influence on Norristown, calling it the Hispanic business section.

“When we do our Procession of Our Lady of Guadalupe we make sure we go through that section of town because that’s where all the people are, that’s where all the businesses are, that’s where the center of activity is,” Puleo said, noting how he is called to bless each new business and testifying that there a quite a few them.

Puleo listed other traditions unique to Hispanic culture, including the presentation of a child and Quinceañera celebrations.

Quinceañera, a girl’s presentation to the community when she becomes a woman at the age of 15, in particular brings with it a set of businesses necessary for a traditional Latino community to celebrate.

Puleo said the celebration means a “beautiful big dress, beautiful big Mass, flowers. You can see how business is spurred by these traditions. Afterwards there’s a party so there’s a hall, there’s a caterer, there’s a food,” all of which generates business. The walk down Marshall Street features shops catering to all of those needs.

The Latino community also brings with it a different, more vibrant church experience every Sunday at St. Patrick where Puleo said a balcony must be opened to accommodate the numbers present for the 12 noon Mass celebrated in Spanish.

“The idea of a church in Latin America is very different than the idea of church in America,” Puleo said. “It’s a social thing. That’s where the people hang out, that’s where all the things happen, that’s where all the people talk, that’s where the people get jobs, that’s where the people get help,” Puleo said.

To help aid the community both Puleo and Arango point to the need for education, particularly help with learning English, so that Hispanics can further contribute to the economy.

St. Patrick holds regular English as a Second Language classes for youth and adults, along with SAT prep classes for disadvantaged youths. Puleo said the idea is to help current workers become more productive and to encourage kids in the parish pursue college after high school.

Arango runs CCATE, a non-profit that seeks to empower the Hispanic community. Recently expanding into the third floor of Centre Theater on DeKalb Street, CCATE hosts various programming to increase Norristown children’s literacy, increase their exposure to technology, and encourage creativity through music and the arts.

Another nonprofit with an expertise in providing education services to the Latino and larger Norristown community sits right at the heart of the “Hispanic business section” on Marshall Street.

ACLAMO Family Center also provides literacy programming catered to entire families throughout the day, exposure to technology for children along with teaching parents internet safety, and early childhood learning in addition to social services for the elderly and disadvantaged.

Taking the reins of ACLAMO in July as the Executive Director and CEO, Nelly Jiménez-Arévalo said Norristown has welcomed her with open arms. Born in Venezuela, Jiménez-Arévalo is an attorney with 18 years experience managing nonprofits, working in Chester County and Philadelphia before coming to Norristown.

“First of all, I have felt very welcome in the community. I think people want to talk to us and that people want us to be a little bit more vocal about the issues that affect us. That’s what I’ve been trying to do – make sure that we are relevant,” Jiménez-Arévalo said about her goal of integrating the Latino community into Norristown.

“We have been meeting with people trying to find out what we can do to become productive and to become part of larger plan that affects everyone in the community,” she said. “Yes we have our unique challenges, but we also share a lot of the other challenges that other communities have. We want to be a part of that larger community.”

“When I talk to my neighbors ... many of them are very thankful because the services they receive in ACLAMO make it easier for them to buy or rent a business in Norristown,” Jiménez-Arévalo said, noting the Latino drive to become a thriving part of the community. “People in our community are not only coming to Norristown but they are renting here, they belong here, they are opening businesses. They are coming to this area and investing. They have the best interest on hand to make sure Norristown is in a good position.”

For Jiménez-Arévalo, partnerships are the way that Norristown will revitalize – not only with other organizations but also with departments in the local government.

“I think everyone will tell you right now the police relationship with the Latino community has changed for the better – that I heard not only from the police but from a lot of people in the community,” Jiménez-Arévalo, pointing to the bilingual Community Affairs Liaison Gina Davies as an example of the Norristown Police Department taking steps to embrace the Latino community.

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Arango too said there is a need for the various departments of government to reflect the makeup Norristown’s population, noting how proactivity from police and other agencies in recruiting Latinos will help with communication throughout the municipality.

Jiménez-Arévalo said she could not speak any higher of the Norristown Fire Department in their proactivity engaging the Latino community with plans for meet-the-firemen events in the works and much work already installing smoke alarms throughout the Latino neighborhoods.

With the bustling activity on Marshall Street, the Latino community has a stake in keeping the streets clean, and to help in that initiative Jiménez-Arévalo has spoken with Municipal Administrator Crandall Jones and is looking to partner with the municipality to establish some clean projects throughout town.

“Sometimes it doesn’t look as pretty as it should be. Because Norristown is a beautiful, very diverse town, we should keep it clean,” she said.

Jones did not respond to calls seeking comment on the relationship between the municipality and the Hispanic community.

Though Norristown and the Latino community are heading in the right direction towards a rejuvenated Norristown, Jiménez-Arévalo said that much can still be done, especially providing services to help Latinos overcome language barriers.

“Sometimes there are no words to express your feelings ... if (you’re not speaking) in your native language. There you will find the negativity about immigrants,” Jiménez-Arévalo said. “When you hear the TV, or you hear politicians talking on a bigger scale and how that ripples down to people and people are frustrated and that gets to the soul of a lot of our families. They become afraid, they don’t want to talk, they don’t want to try because people may make fun of them or they might mistreat them. I think that sometimes we forget that these are people. The people that we serve are people. They have limitations and they have strengths.”

Investing in those people is an investment in Norristown, she said.

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Arbor Heights, Norristown, wins award from the Urban Land Institute

Arbor Heights jump-starts rehabilitation of more sites

By Carl Rotenberg, *The Times Herald*

Saturday, July 11, 2015



NORRISTOWN >> The promise of new residential construction in an aging neighborhood is that it will spark new renovation projects around it and lift the neighborhood higher.

That is exactly what has happened with the fully occupied, 12-unit Arbor Heights townhouse project at the corner of DeKalb and Elm streets which was completed in 2012.

And the \$2.5 million conversion of two formerly dilapidated homes was honored in June with the Willard G. “Bill” Rouse III Award for Excellence from the Philadelphia chapter of the Urban Land Institute (ULI). The project by Progressive Housing Ventures (PHV) was one of seven winners that represented a variety of mixed-use, historic preservation and adaptive reuse winners in and around Philadelphia.

“This year’s winners and finalists represent some of the most innovative real estate developments in the region,” said Christopher Hager, the chairman of ULI Philadelphia chapter. “The winners both this year and last year demonstrate how responsible land use has the ability to transform the built environment into something that revitalizes and reshapes our communities.”

The \$2.5 million project was heavily subsidized by \$1.2 million from the federal HOME program and the Montgomery County Affordable Housing Trust Fund, said Sarah Peck, the president of PHV. Eleven of the 12 buyers were first-time home buyers, and six of the buyers qualified for financial help with down payments and closing costs, she said. The average cost of each three-bedroom townhouse was \$135,000.

“I’m honored, totally, to be in the company of these six other awardees. It is humbling,” Peck said. “I was a partner with (the late) Bill Rouse. The award is in keeping with Bill Rouse’s legacy and his standard of land use excellence. It means a lot to me personally.”

Peck ran Rouse Chamberlin Homes for 15 years, she said.

Peck said her in-fill townhouse project had jump-started renovation projects in the neighborhood around Arbor Heights.

Another developer converted 1014 DeKalb St., next to Arbor Heights into three condominium units that are now for sale. Across the street at 1009 DeKalb, the building has been rezoned for a first-floor internet cafe and two upstairs condominiums. Genesis Housing Corp. renovated the house at 1003 DeKalb Street and sold it to a homeowner. Two homes located behind Arbor Heights are currently being renovated by Genesis Housing Corp. for a resale to homeowners, Peck said.

PHV is completing construction this fall on 24 townhouses at Arbor Mews, which is located two blocks away on DeKalb Street. The project already has reached 12 townhouse sales.

Why did Arbor Heights get the award from ULI?

“It is the design and how it fits into the community,” said Jayne Musonye, the Norristown director of planning. “They were able to provide some low-income housing and market-rate housing in a very challenging neighborhood. It was critical because we wanted to add to our home ownership stock in Norristown.”

Musonye pointed out that DeKalb Street is a main thoroughfare in Norristown.

“It is our face to the world,” Musonye said. “We want it to look good.”

Geraldine Savoy lived in a Swede Street apartment in Norristown before becoming a homeowner at Arbor Heights.

“I like the idea of homeownership. It gives a person a feeling of stabilization. You want your community to grow,” Savoy said. “What I love about Norristown are the old houses.”

Savoy likes the 3-foot metal fences that define the perimeter of Arbor Heights, the high ceilings in her townhouse and the energy efficient electric heat pumps.

“When they put in the metal fences,” Savoy said, “it made the townhouses compatible with the other homes in the neighborhood.”

The retired FDIC bank liquidation specialist serves on the Norristown Historical Architectural Review Board.

(Two townhouse owners explain why they like their homes at Arbor Heights at <http://www.tout.com/m/jtx3rf> and <http://www.tout.com/m/7ruvuk>.)

Said Salomon lived in rental apartments in both Jenkintown and Langhorne, Bucks County, before he purchased his three-bedroom townhouse in June 2012.

“It was a great monetary value,” said Salomon, a database administrator for a Plymouth insurance company. “When you have a new place everything is new.”

Salomon, who is also a vice president of the Arbor Heights Homeowners Association, looked at “a number of homes” in the area before making his final choice.

“It seemed like a logical step,” he said, “My wife, who was my best friend at the time, talked me into it.”

The other ULI winners were the 3737 Science center, Chestnut Square, on the Drexel University campus; the Fresh Corner Store Showcase conversions, FringeArts and The View at Montgomery, all Philadelphia projects and the Allentown Arena Complex in Allentown.

Norristown Council Vice President Sonya Sanders called the Arbor Heights project “a wonderful opportunity for Norristown.”

“We want to see home ownership as part of the revitalization of Norristown,” Sanders said. “The whole design almost makes DeKalb Street look like a different block.”

Contact Carl Rotenberg at 267-907-6137 (c) and 484-679-8476.

URL: <http://www.timesherald.com/general-news/20150711/arbor-heights-norristown-wins-award-from-the-urban-land-institute>

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Norristown Council recommends Main Street condominium project

By Carl Rotenberg, The Times Herald

Tuesday, February 16, 2016



NORRISTOWN >> Council recommended Tuesday the Norristown Zoning Hearing Board grant a special exception for 24 condominium units on West Main Street.

Council voted 6 to 1 for the recommendation, with Councilman Marlon Millner voting against.

“I think it is best that council not send a letter of support,” Millner said. “I think there is no need for us to send support because the project can stand on its own merits.”

On Jan. 19, the developer for the Residences at Courthouse Square asked council for the endorsement so he could take it to a Feb. 23 zoning board hearing on the special exception.

Jayne Musonye, the Norristown director of planning, said that changes in municipal zoning regulations had made a 2014 conditional use approval inadequate.

“We adopted new regulations, so to have a mixed-use project downtown, they need a special exception,” Musonye said. “It is a new application because they have more units in the project.”

In June 2014, Norristown council approved an \$850,000 grant from the state Redevelopment Assistance Capital Program (RACP) to subsidize the \$4.05 million project to build 16 condo units on the fourth and fifth floors of the five-story office building at 1 W. Main St.

Mike Alhadad, of Ambler, and Sam Madi, of New Orleans, La., are developing the project. The office building was purchased for \$2 million by Alhadad in 2012.

At the Jan. 19 council meeting, architect Danilo Vicencio said the one-bedroom loft units would be sold for \$160,000 and the two-bedroom units would be sold for \$240,000. He said the one-bedroom unit would have 800 square feet of space.

Vicencio said the average annual income for a qualified condo owner would be between \$75,000 and \$85,000. He said that the second and third floors would not be renovated until Alhadad sees whether the condominium sales are successful. The first floor space, where PNC had a branch office, will be used for retail space.

In other business Tuesday, council heard a proposal from Kevin Sidella, the relationship manager for Community Champions, to manage the contact process between the code enforcement department and

the banks that hold titles to bank-foreclosed properties in the municipality.

“Norristown has 361 active bank foreclosures. We manage registries for each municipality. This provides a local point of contact with a foreclosed property,” Sidella said. “Every community in Pennsylvania charges \$200 for each property to the bank that owns it. We split that fee with the municipality.”

Sidella said his company represents 25 municipalities in Pennsylvania including Pottstown.

“We recommend an annual fee,” Sidella said. “Getting banks to comply with your ordinances is the reason we contact them.”

Millner asked whether the fee encouraged banks to move their properties out of foreclosure. Sidella said he did not have any hard data to address that question.

Sidella gave the council members a model ordinance that could be adopted at a future meeting to implement the program.

Council member Olivia Brady asked Sidella if the company could expand its call center operation and locate a second call center in Norristown.

Council Vice President Derrick Perry said he wanted each bank owner to rehabilitate their properties so they can be resold to a new property owner.

Millner asked Municipal Administrator Crandall Jones to propose future action steps to implement the program.

Council directed Jones to prepare the model ordinance for adoption at a future meeting. Millner voted against preparing the ordinance for adoption.

Contact Carl Rotenberg at 267-907-6137 (c) and 484-679-8476.

URL: <http://www.timesherald.com/general-news/20160216/norristown-council-recommends-main-street-condominium-project>

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Norristown and Pottstown receive \$800K in EPA 'brownfield' grants

By Oscar Gamble, The Times Herald

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NORRISTOWN >> Against a backdrop of newly planted trees along the Schuylkill River Trail in the 500 block of East Lafayette Street, representatives from the U.S. Environmental Protection Agency joined local officials and residents Wednesday to announce a grant of \$800,000 the agency has awarded to Norristown and Pottstown for brownfield assessments.

Greg Firely of Langan Engineering presided over the ceremony and gave kudos to everyone involved in procuring the funds needed to jump-start redevelopment in spaces that may have

been contaminated by hazardous waste during prior industrial use.

"The money that we've awarded and announced today is to assess those properties, figure out what's going on, figure out what is needed to do to put them back into productive use," said EPA Regional Administrator Shawn Garvin, who spoke after Firely.

According to a press release issued by the EPA, half of the grant will go to Norristown "to expand its inventory of brownfield sites for future mixed-use residential and commercial development of open space areas," and the other half will be used by the Montgomery County Redevelopment Authority in cooperation with Pottstown Area Industrial Development Inc. "to conduct at least 10 environmental assessments at properties that have been identified for potential use."

Norristown received \$400,000 in brownfields grants in 2013 for the assessment of 60 sites and 10 properties, one of which paved the way for the redevelopment of the Humane Firehouse in the 100 block of East Main Street, which is slated to become the new home of the Five Saints Distillery later this year.

Pottstown is home to nearly half of the 40 sites the Montgomery County Planning Commission and the redevelopment authority have identified as qualified for EPA brownfield designation.

Garvin explained that the funds earmarked for each community will be equally divided between hazardous substance, and petroleum abatement at contaminated properties.

"This really is part of the EPA making visible differences in our communities," said Garvin. "We're talking about benefits to public health, benefits to the environment. But we're also talking about economic engines in the Norristown and Pottstown areas and Montgomery County."

"The dollars that we present kind of helps be a catalyst for all that, but it's really based on the vision and the hard work of the communities and other investors in these projects."

“What we’re really doing is investing in the quality of life of our neighborhoods and our residents in our communities,” said Garvin, who pointed out that the approximately \$1.3 billion received by Montgomery County through EPA grant and loan programs have been instrumental in spurring development projects, such as the Ambler Boiler House, a formerly asbestos-laden industrial property that has been cleaned and redeveloped into an environmentally friendly office space.

Garvin said that since its inception in 1995, the EPA’s brownfields program has leveraged \$23 billion from other public and private entities, a figure which represents an approximate \$18 return for each dollar invested.

“Nationwide, (through) brownfield assessment, we have cleaned up 1,200 sites and created nearly 110,000 jobs out of these types of grants, so it’s critically important,” Garvin said.

After Garvin’s remarks, statements were made by Montgomery County Commissioners Valerie Arkoosh and Bruce Castor, Pottstown Economic Development Corp. Executive Director Steve Bamford and Norristown Municipal Administrator Crandall Jones, all of whom thanked the EPA and touted the collaborative effort needed to procure the brownfields assessment funding.

“These investments don’t happen without collaboration. You’re not successful in these grants without a lot of positive work by a lot of great people,” Garvin added.

Last to the podium was Norristown resident Mike Davis, who said that brownfields in Norristown and surrounding areas represent relics of the area’s industrial past — a vibrant history ripe for renewal through redevelopment.

“Reclaiming these sites and transforming them into modern new uses, mixed use development, transit-oriented development, commercial offices — all the things that we dream of — build on our past and provide a positive step forward for all of us,” said Davis. “All of these efforts should yield positive new opportunities for all of us who live, work and play in Norristown.

“I’d be remiss if I didn’t take a minute and pause, and look at where we’re standing,” Davis continued. “We’re on a brand new road ... next to one of the best urban trails in America, next to a rail line for freight and light passenger. We have power above us, sewer, water, all the facilities and infrastructure you would need to really take off. Everything is here. All the pieces are here and we’re really primed for success, I believe, and I think the residents appreciate that and realize it.”

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