

**MUNICIPALITY OF NORRISTOWN
2005 - 2009 CONSOLIDATED PLAN SUMMARY**

**FISCAL YEAR 2009
PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT
ACTION PLAN**

A **Second Public Hearing** will be held **November 6, 2008 at 6:30 P.M.** in the Municipal Council Chambers, Municipal Hall, 235 East Airy Street, Norristown, PA. The Public is cordially invited to participate. Persons who wish to attend and require an auxiliary aid, service or other accommodation or for more information, call (610) 270-0420.

The Municipality of Norristown is holding a public hearing to allow citizens, public agencies and other interested groups to comment on the Municipality's Consolidated Plan Fiscal Year 2009 Action Plan. The Consolidated Plan replaces several documents, which had previously been submitted separately. These documents include the Comprehensive Housing Affordability Strategy (CHAS), the non-housing community development plan and the Community Development Block Grant (CDBG) Budget and Final Statement. The Summary of the Plan is as follows:

NEEDS AND RESOURCES

Housing Needs

The Municipality is fully developed with little or no land available for new affordable residential construction. In order to preserve its affordable housing stock, the Municipality has and will continue to rehabilitate properties and will avoid the demolition of standard and substandard units suitable for rehabilitation. The Municipality will also increase its affordable housing stock by renovating vacant units suitable for rehabilitation and selling them to low to moderate-income families. The Municipality will also work to improve overcrowding conditions that are evident in the community, through more concentrated code enforcement.

The Municipality's most significant current needs are to rehabilitate owner-occupied and rental substandard housing occupied by the very low income and other low-income households. It is estimated that eighty percent (80%) of very low-income households, experience housing problems and fifty percent (50%) of the substandard units suitable for rehabilitation are occupied

by low-income households. Currently, the Municipality has more rental units than owner occupied housing units. Per the 2000 census, the Municipality had 6462 rental units (51.9%) as compared to 5786 (or 48.1%) owner occupied housing units. The Municipality is working towards increasing the number of homeowners through its first-time homebuyers program, stabilize homeownership through its housing rehabilitation program, and also working through the Zoning process, to deter conversions of single family units to rental units. The Municipality will also continue to implement programs to help alleviate panic selling and block busting in its neighborhoods through Fair housing advocacy among other things. Efforts in place for implementing of the above include the following:

- Continued funding for the Owner-occupied housing rehabilitation program. The Municipality has set aside funds in the amount of \$145,000.00 in FY 2009 for this purpose. As stated in the past, the need is great, with a waiting list of up to four (4) years long.
- Both CDBG and HOME funds have continued to be utilized in evaluating and reducing lead based paint hazards, in accordance with current regulations. However, this continues to limit how much funding is available for other rehabs. In previous years, the Municipality has leveraged over \$800,000.00 in DCED funds and Montgomery County Affordable Housing Trust funds towards this project and will continue to seek other sources of funding to leverage CDBG funds.
- Continued funding of Fair Housing Council to remove barriers to affordable housing. The Fair Housing Council continues to address issues as relates to workshops on fair housing rights, advocating for victims of housing discrimination and is engaged in awareness campaigns targeting realtors and homeowners about block busting and panic selling.

Community Development Needs

Other Resources

The Municipality's economic base has been eroded and population has also declined steadily. Much of the Municipality's infrastructure was installed prior to 1950 and most of it is antiquated and continues to deteriorate. The Municipality is in constant competition with its surrounding affluent newer suburban neighbors. The Municipality's demographic landscape has also changed substantially. Over the past 10 years the Municipality has seen rapid growth in the Hispanic community, with an increase of more than 100%.

The Municipality's most significant current needs are to revitalize its stagnant economy by rehabilitating its infrastructure, public parks and facilities in order to attract businesses and residents back into Norristown. The Municipality will continue its efforts to augment small business activity through the small business assistance center and other mechanisms. The Municipality will also work to identify and meet the needs of its growing Hispanic community. Efforts that will be in place in FY 2009 for implementing the above measures include the following:

- Continued funding of the Main Street and DeKalb Street Streetscape Projects. Both streetscape activities involving new curb and sidewalks, urban friendly trees and historically correct pedestrian and vehicular lighting, in the total amount of \$220,095.00. CDBG funding is being matched with Montgomery County and PennDOT grant funds.
- The Municipality is also continuing funding for a Code Enforcement activity involving four officers, in the amount of \$140,000. CDBG funding is being matched with Municipal General funds.
- Funding of a Neighborhood Beautification Project in the amount of \$80,000.00. This project will include the replacement of sidewalks and landscaping along the Neighborhood section of the 1000 Block of Powell Street.
- Funding of park improvements located at Green Street Park & Poley Park, totaling \$130,000.00. Green Street Park is a continuation of a FY 2007/2008 project, to improve a neighborhood park in a low-moderate income neighborhood. Poley Park, located in a low-moderate income neighborhood, at the gateway to the West Marshall Business District and residential neighborhood and Markley Street, went through a public Master Plan process in 2008, and is currently in the design phase. Funding in an additional amount of \$80,000.00 is allocated for the implementation of the recommendations developed in the Master Plan. CDBG funding is being matched with PA DCNR and Montgomery County grant funds.
- Funding to help eliminate conditions detrimental to the public's health, safety and welfare while preserving of historic structures and neighborhoods has been set aside in the amount of \$66,000. The beneficiaries will include Montgomery County Cultural Center to help preserve their building, Opportunities Industrialization Center, a community center and Habitat for Humanity.

Housing and Community Development Strategic Plan

To address the above housing and community development needs, the Municipality has developed the following short and long-term objectives that assist in the budgeting of CDBG funds. In developing these objectives, consideration was given to requests made by citizens and citizen organizations, concerns voiced by Municipality officials regarding public safety and economic development.

Short Term Strategy /Objectives

Priority 1. Rehabilitate and upgrade housing stock and improve the quality of life in residential areas.

Priority 2. Promote economic and community development.

Priority 3. Eliminate conditions detrimental to the public's health, safety and welfare.

Priority 4. Upgrade and replace antiquated community infrastructure.

Priority 5. Expand recreational opportunities by developing and rehabilitating park and playground facilities.

Priority 6. Promote the preservation of historic structures and neighborhoods.

Long Term Strategy /Objectives

Priority 1. Improve the economic base of the community so that Norristown will become economically self-sufficient to an extent that will allow the local government to provide an adequate level of services to all its residents.

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.

Priority 3. Enhance neighborhood values by keeping them physically sound and visually attractive, and by providing recreational facilities and other amenities that will have a positive effect on the quality of life. And also eliminate conditions detrimental to the public's health safety and welfare.

Priority 4. Preserve and enhance the unique historic, architectural, and cultural features that characterize Norristown.

In Fiscal Year 2009, the Municipality of Norristown expects to receive \$1,015,095.00 in Community Development Block Grant (CDBG) funds and \$10,000 anticipated in Program Income for a total of \$1,025,095.00. The following is the One-Year Action Plan:

PROPOSED PROJECTS

HOUSING

1. HOUSING REHABILITATION, Scattered Sites -

\$145,000.00

Continuation of the Owner-Occupied Housing Rehabilitation Program. The Municipality will provide loans averaging \$30,000 to income eligible owner occupants of single family homes located within the Municipality of Norristown. The interest free loan is forgiven after 10 years. The Municipality processes applicants on a first come first served basis from an existing waiting list. [CFR.570.202(a)(1), Eligibility - LMH 570.208(a)(3)]

- 2. HOUSING REHAB TECHNICAL SUPPORT - \$ 35,000.00**
Administration of Housing Rehabilitation programs. Housing consultant is contracted to provide technical and management support for the Housing Rehabilitation programs. Support includes income verification, technical, technical specification write-ups, bidding, construction management and reports. [CFR.570.202(a)(1), Eligibility - LMH 570.208(a)(3)]
- 3. ACQUISITION/REHABILITATION/RESALE – \$30,000.00**
Assist a non-profit to acquire property for rehabilitation and resale to a first time home buyer or for home ownership with the Municipality. [CFR.570.202(a)(1), Eligibility - LMH 570.208(a)(3)]
- 4. CODE ENFORCEMENT - \$140,000.00**
Inspect properties in concentrated target areas so as to bring them to BOCA code and prevent the decline of deteriorated areas. Targeted areas include the following areas: Areas enclosed within the region marked by the Schuylkill River acting as the southern boarder, Selma Street acting as the Western boarder, all the way out to the Eastern boarder of the Municipality. Starting at the Schuylkill river on the south, to Selma St. on the west, with West Main St. being the northern boundary, extending east along West Main St., to Barbadoes St.. From Barbadoes St. north to Elm St. then continuing east on Elm St., to Arch Street. South on Arch to Moore St. East Moore St. is the northern border until it meets the 3-point intersection connecting Moore St., Airy St., and Sandy St. Continue east on Sandy St., which becomes the new northern boarder until the Municipal line. [(LM = 62%), CFR.570.202(c), Eligibility 570.208(a)(1)LMA.]
- 5. FAIR HOUSING COUNCIL - \$ 40,000.00**
Activity funded will involve an awareness campaign targeting realtors and homeowners with warning about prohibitions against block busting leading to panic selling in Norristown low income neighborhoods, workshops on fair housing rights for homeowners, advocacy for victims of housing discrimination and other efforts addressing unanticipated critical need areas. [CFR.570.206(c), LMC 570.208(a)(2)]

MUNICIPAL PROJECTS

- 1. MAIN STREET IMPROVEMENTS, Main Street - \$ 120,095.00**

Continuation of site improvements for gateways to downtown business district including new streetscapes that involve sidewalks, curbs, historically correct lighting and urban friendly trees along selected Main Street sites. [CFR.570.201(C), 570.208(b)(1) slums/Blight Area.]

- 2. DEKALB STREET PROJECT - \$ 100,000.00**
Continued improvements to gateway to create an avenue of the arts, in collaboration with state and County funding from the Septa train tracks at Dekalb and Lafayette streets to Dekalb and Marshall streets. [CFR.570.208(b)(1) slums/Blight Area.]
- 3. OPEN SPACE/GREEN STREET PARK \$ 50,000.00**
Park improvements at Green Street park to be matched with Open Space funds. [(LM = 51%), CFR.570.201(c), 570.208(a)(1) LMA]
- 4. NEIGHBORHOOD BEAUTIFICATION- \$80,000.00**
Residential block of 1000 Powell St
Neighborhood Beautification project located along the residential section of the 1000 block of Powell street to include new sidewalks, curbs and trees. [(LM =74%) CFR.570.201 (c), 570.208 (a)(1) LMA]
- 5. POLEY PARK IMPROVEMENTS \$ 80,000.00**
Physical improvements of Poley Park based on recommendations developed through public Master Plan process. [(LM =72%) CFR.570.201(c), 570.208 (a)(1) LMA]

NON-PROFITS

- 1. MONTGOMERY COUNTY CULTURAL CENTER – 208 Dekalb St \$25,000.00**
Continued Façade improvements in addition to new windows and plumbing. [(SBS) CFR.570.208(b)(2)]
- 2. OPPORTUNITY INDUSTRIALIZATION CENTER – 1011 Arch St \$10,000.00**
Improvements at the community center to involve electrical upgrades. [(LM=73%) CFR.570.208(a)(1) LMA]

ADMINISTRATION AND PLANNING

- 1. ADMINISTRATION - \$160,000.00**
Planning Department's staff salaries, wages and related costs required for the general management, oversight and coordination of the Community Development Block Grant (CDBG). Other costs for goods and services required for administration of the CDBG

program, including services such as rental or purchase of equipment, insurance, utilities, and office supplies. Public information on CDBG program available to all Municipal residents and administrative services performed under third party contracts or agreements including, but not limited to, legal services, accounting services, audit services and appraisal services. [CFR.570.206, 570.208(a)(1)]

Under the proposed Fiscal Year 2009 budget, the Municipality estimates 76% of the 2009 funds will benefit low to moderate-income persons and 24% will help eliminate slum and blight.

In accordance with Historic Preservation regulations (36 CFR Part 800), the Municipality of Norristown is taking this opportunity to ask interested persons or organizations concerned with the effects of our projects on historic properties to make themselves known by writing the Department of Planning and Municipal Development, 235 E. Airy Street, Norristown, PA 19401, so that we may involve them in the historic review process.

The FY 2009 Action Plan is available for public review and comments for a period of thirty days beginning December 3, 2008. Any comments should be submitted in writing to:

Jayne Musonye
Director of Planning and Municipal Development
235 East Airy Street
Norristown, PA 19401

All comments have to be received before 4:00 P.M. on January 5, 2009. The entire 2005-2009 Consolidated Plan is available for Public review in the following locations:

- Municipality of Norristown
Planning Department
235 East Airy Street
Norristown, PA 19401
Monday - Friday: 8:30 A.M. - 4:30 P.M.
- Municipality of Norristown Web-site
www.norristown.org
- Montgomery County-Norristown Public Library
1001 Powell Street
Norristown, PA 19401
Monday - Wednesday: 9:00 A.M. - 9:00 P.M.
Thursday: 9:00 A.M. - 6:00 P.M.
Friday-Saturday: 9:00 A.M. - 5:00 P.M.

ORDINANCE NO. 08 -

AN ORDINANCE ADOPTING THE FISCAL YEAR 2009 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET.

BE IT ORDAINED AND ENACTED by Municipal Council of the Municipality of Norristown, an Ordinance adopting the Fiscal Year 2009 Community Development Block Grant Budget.

SECTION I. BUDGET ADOPTION

The detailed budget prepared by the Municipal Administration and on file with the Municipal Administrator setting forth the projected projects and projected revenues and expenditures for the Municipality of Norristown Community Development Block Grant Program for the 2009 Fiscal Year is hereby summarized, adopted and approved as follows:

1.	HOUSING PROJECTS	\$	390,000.00
2.	MUNICIPAL PROJECTS	\$	430,095.00
3.	NON-PROFITS	\$	35,000.00
4.	ADMINISTRATION	\$	160,000.00
	TOTAL	\$	1,015,095.00

SECTION II. ADMINISTRATION OF GRANT

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

SECTION III. REPEALER

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

SECTION IV. SAVINGS CLAUSE

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

ORDAINED AND ENACTED BY Municipal Council of the Municipality of Norristown, this 2nd day of December, A.D., 2008.

Mila Hayes
President, Municipal Council

ATTEST: _____
David Forrest, Municipal Administrator

APPROVED this 2nd day of December, A.D., 2008