



FOR IMMEDIATE RELEASE
April 26, 2010

(Philadelphia, PA) -- Twelve new affordable townhomes to be built in downtown Norristown, PA, comprise the latest project to earn recognition from the Delaware Valley Smart Growth Alliance (DVSGA), a non-profit collaborative of more than 200 government, private sector and non-profit organizations in the tri-state region.

"Arbor Heights," to be developed by Progressive Housing Ventures of Malvern, PA, will consist of 12 townhomes in a stacked configuration -- three townhomes over three townhomes in each of two individual buildings separated by an existing home. The new buildings will replace derelict housing that has been demolished, preserving and enhancing the fabric of the existing streetscape which is lined with historic, architecturally significant structures. The site is the corner of Elm and Dekalb Streets in downtown Norristown, an area that will benefit from the introduction of for-sale housing. The sites were acquired by the municipality with the objective of rejuvenating the neighborhood.

"The Delaware Valley Smart Growth Alliance Jury cited the project as a maverick approach to anchor the community and encourage similar revitalization efforts," said Marc D. Brookman, President of the DVSGA and Chair of the Real Estate Practice Group at Duane Morris LLP. "By highlighting the potential of smart growth projects to add value to the region, we hope to encourage developers, business organizations, citizen groups and elected officials to strive for smart growth solutions."

Public grants will enable Progressive Housing Ventures to deliver three-bedroom townhomes at an expected price of about \$125,000-\$135,000 each, according to developer Sarah E. Peck, President of the company. Qualified homebuyers will also benefit from generous cash grants for downpayment and closing cost assistance through Montgomery County. The site is within walking distance of retail stores and employment centers including the Montgomery County Courthouse and Human Services Building, as well as a hospital and numerous related medical establishments. Though the homes contain off-street parking, the site is very transit-friendly, situated about a half-mile to the R-6 train station as well as the Norristown Transportation bus and train hub; and a SEPTA bus stops at the corner. The scenic Schuylkill River trail is easily accessible from the site via connected sidewalks. Construction is expected to start in a few months.

The goal of the DVSGA is to help good smart growth projects gain local approvals through an early-stage recognition program. Each recognized project receives a letter of endorsement from the DVSGA and its member organizations, as well as an offer of testimony before a governing body. The DVSGA accepts applications for early-stage recognition for development projects in Southeastern Pennsylvania (through Dauphin County), Southern New Jersey (up to and including Mercer County), and Delaware, which meet established smart growth criteria.

Applicants with projects still in the entitlement stage are encouraged to apply for DVSGA recognition. **The deadline for the next quarterly review of applications is June 1, 2010.** All applications are treated confidentially and reviewed on a quarterly basis by an independent jury

that represents the tri-state region and all of the skills and disciplines within the land use field, including experience in planning, architecture and design, landscape architecture, engineering, environmental and stormwater management, economic feasibility, development and construction of market-rate and affordable housing, commercial and mixed-use projects.

"Arbor Heights" is the 26th project to have been recognized by the DVSGA since its inception in 2004. All recognized projects, as well as the list of supporting organizations and companies, the criteria and an application form, can be downloaded from www.delawarevalleymartgrowth.org.

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