

PHILADELPHIA CROSSTOWN COALITION

Minutes of Board of Delegates Meeting on JANUARY 29, 2018

Location: Old Swedes Church, 916 S Swanson St

Called to Order: 6:05 p.m. **Adjourned:** 8:00 p.m.

Present: Brandy Bones, **Bella Vista Neighbors**, Joanne Kundrat, **Callowhill Neighborhood Association**, , Leah Strenger, **Callowhill Neighborhood Association**, David Hincer, **Cedar Park Neighbors**, Jim Petkovits, **Central Roxborough**, Steve Huntington, **CCRA**, Jeff Braff, **CCRA**, Samantha Gross, **East Passyunk Square**, Miguel Garces, **East Point Breeze Neighbors**, Jerry Sulat, **East Point Breeze Neighbors**, Matt Karp, **Fishtown Neighbors Association**, Joseph Kain, **Fishtown Neighbors Association**, Jamie Gauthier, **Garden Court Community Association**, Maurice Jones, **Garden Court Community Association**, Paul Rossi, **Girard Estate Neighbors Association**, Sam Little, **Logan Square Neighbors Association**, Andy Toy, **Logan Square Neighbors Association**, Drew Murray, **Logan Square Neighbors Association**, Matt Ruben, **Northern Liberties Neighborhood Association**, Barb Capozzi, **Packer Park**, Ilene Wilder, **Passyunk Square Civic Association**, Sarah Anton, **Passyunk Square Civic Association**, Blaise Tobia, **Powelton Village Civic Association**, Jeff Hornstein, **Queen Village**, Lorna Katz, **Society Hill Civic Association**, Rosanne Loesch, **Society Hill Civic Association**, Peter Zutter, **South Broad Street Neighbors Association**, Nolan Tully, **SOSNA**, Monica Calkins, **Spruce Hill Community Association**, Barry Grossbach, **Spruce Hill Community Association**, Judy Applebaum, **Washington Square West**, Chuck Bode, **West Powelton/Saunders Park**

Guests: Rob Kettell, Linda Colwoll-Smith, Ryan Keller, Councilman Henon's Office, Tara Gontek-Holmesburg, Christi Clark, Leo Addimando

Panel Discussion

Brandy Bones, from the PCC Affordable Housing Committee led a panel on affordable housing.

The following experts were a part of the panel:

Leo Addimando, mixed use market developer, mainly residential. Stated he has worked in a lot of communities in the PCC group and is on the front lines of affordable housing debate. He has met w/a lot of civic groups around the Quinones bill. He thinks it is the most divisive issue in years.

Christi Clark, of WCRP, a nonprofit developing affordable rental. WCRP's average tenant earns 14K a year for a community of 4. WCRP is also a member of the Philadelphia Coalition for Affordable Communities.

The presentation that followed is attached.

The delegates asked the following questions:

Steve Huntington: What we seem to be facing is whether it is urgent that we get a new affordable housing program in 2018 or should we let the administration do what it said it would do: issue a request

for proposals and look at and accept all options? Also, I wonder if Christi would agree w/Leo's position on parking?

Christi Clark: I have no strong opinion on parking. A lot of folks that we do develop for have the need for it. To your other question (on urgency). City council started an affordable housing workgroup, a mix of folks from the administration, city council, CDCs, looked at what every other city is doing in this area, looked at the realty transfer tax, impact fees, and inclusionary zoning.

For low income people of color, the urgency is now. Also there's not just one solution. Adding money to the housing trust fund might not be the whole solution but certainly will help. I think we should be taking steps now while people continue to explore other options.

Leo Addimando: The working groups did not have one credible market rate developer. I don't know how you can levy what's, effectively, a tax on market rate developers, but not talk to them. There's been no process for this.

Steve Huntington: I would ask Christi if there were reports generated by the Quiñones group?

Christi Clark: I don't know but I can ask.

Sam Little: Do other cities have an in lieu of option?

Leo Addimando: Almost all of them do.

Sam Little: In other cities, are some developers doing one thing and some another?

Leo Addimando: I looked at Chicago. There, almost all developers built off-site and housing built in lieu. You trade density or city funds to meet the requirement. It produces a real amount of affordable housing. In Chicago, it's mostly condos being developed. Tens of thousands a year. We don't have that kind of market. So that policy doesn't make sense in Philadelphia.

Joe Kain: Are there any model cities that are worth looking at?

Brandy Bones: Columbia, Maryland

Christi Clark: Every city looks so different and the market conditions are different. There are some tools that work in other places. One is a community land trust. That's community ownership over the land and a deed restriction. There are 7 or 8 in Pennsylvania. In Philly, there is one called the Community Justice Land Trust. We can be looking at ways that land trusts are providing for permanent affordability.

Blaise Tobia: What we're not talking about is segregation and how markets lend to resegregation. To what extent is the bill informed by studies about resegregation?

Jeff Hornstein: What's a density bonus worth to developers and how high can it go before it's counterproductive? Have you looked at the Dudley Street project?

Leo Addimando: I don't think that it's fair to look at transfer tax in a vacuum. In NY city or NY state, they did a very extensive look at density bonuses. They are the single easiest way is to provide some measure of relief on paring, height, etc.

Joe Kain: Everything I've seen in the Philly context are that in lieu fees are same. Do we have to have two mechanisms: one to try to increase housing trust fund and a second to try to increase affordable housing?

Leo Addimando: Or what about an impact tax? Last year, there were 15M square feet of permanent improvements. We could put a 1 dollar tax on each improvement. That would double the housing trust fund. We could go to developers and trade affordable housing for zoning relief.

Jeff Hornstein: Perhaps the Affordable Housing Committee could move forward the idea of a manual for RCOs making change in their neighborhoods on mixed income housing.

Ryan from Councilman Henon's Office discussed the upcoming D&O hearing

There will be Jan 31st hearings on SLAPP. 35 people are signed up right now. That's too low and the Councilman wants to get more people out. We want to show the Administration the need for more D&O insurance but we need more testimony. 5 or 6 coalition members from PCC will testify.

Jeff Hornstein: We do have interest on the part of an insurer towards insuring RCOs, but our RCO members need to fill out the form to help the firm determine what a policy could look like.

Matt Ruben: There may be one other benefit to joining together other than a low premium cost. Just as much as who's suing you is how much control you have over nature of your defense. Most RCOs are damaged because the insurance company has control over the nature of the defense. One carrier has more of an economic incentive to support us. We need to get the form to Jeff by March 15th. We've missed the boat for 2018 already.

Steve Huntington: I put together a group plan for CCRA in the 90s. Applications were dribbling in. should try to get it all at the same time.

Jeff Hornstein: Matt and Steve are starting to write a response on the zoning code 5 year review.

Committee reports

Ilene Wilder, co-chair of the Parking Committee. We are starting to create a path of a parking plan for city. We have 12 members who are very engaged. Also someone from PCPC and OTIS. We're working on getting someone from the PPA. The next meeting is March 14th. The conversation will be about specific needs for specific areas. We're working on a parking survey. We issued one years ago. Stay tuned.

PCC Delegate: Bill and I both served on electric vehicle task force. Lots of people there are electric vehicle owners. We were there representing neighborhoods. It's not a one size fits all issue for most people. The moratorium ends in April. The group must come up with recommendations to give to Council. How do we as a city look at where we can put charging stations?

Dave Hinchler: Is the conversation going to look more comprehensively to look at pedestrians and bicyclists?

Jeff Hornstein: That was the move to make it parking and transportation. If not enough voices at the table, the policies recommended will be narrow.

The next meeting was set for March 19th.

Zoning and Land use committee: The planning commission published report analyzing the first five years.

Steve Huntington's and Matt Karp's report on this is attached.

David Hinchler: how can we get City Council to be responsive to doing the remapping laid out in 2035? That is something that PCC can push for.

Jeff Hornstein: Make a resolution that PCC look into it.

Steve Huntington: We want to go back to planning commission and say that this group met and had the following recommendation.

Motion: Move that the crosstown request that the City collect for each property: ZBA vote, input, PCPC vote, RCO report, and any civic design review.

This motion was passed by delegates.

Barry Grossbach: There are RCOs out there that are not formal organizations and should not be RCOs.

Nolan Tully: 50 percent of our variances are because people don't like the setback.

Steve Huntington: We are reaching out to all members to add their input to report. We will reach out by email.

Rob Kettell: in tracking effectiveness was there any tracking of when code was ignored?

Jeff Hornstein: Matt and Steve put together some sort of survey for zoning chairs. It will be useful to, at least, start a conversation with PCPC.

Sam Little: I think that the suggestions to do as an e-vote are good.

Jeff Hornstein: Let's get a resolution out by email and vote, and go from there. We'll also send out the zoning report.

Chuck Bode: The report talked about variances and said that less than 10 percent are denied. I read also that most are appealed after and that the City doesn't fight. You need that to get the total number that get through.

Submitted by Jamie Gauthier, Vice Chair