

PHILADELPHIA CROSSTOWN COALITION

Minutes of Board of Delegates ANNUAL Meeting on SEPTEMBER 24, 2018

Location: Capitolo Rec Center, 900 Federal St., **Host:** Passyunk Square Civic Association

Called to Order: 6:35 p.m. **Adjourned:** 8:23 p.m.

NEXT MEETING Monday OCTOBER 22; Location TBD;

Attending: 25 member associations, represented by 35 delegates

See attached sign-in sheet for attendees:

Guest Speakers: Ben Vila, Solarize Philly; Councilman Mark Squilla (1st District)

Other guests: Ryan Keller, Councilman Henon's Office (6th District); Rob Kettell, Old City, Darlene Cerillo, Francisville; Vivek Tomer, Francisville

Welcome – Chair Jeff Hornstein

- 1) **Approval of June Minutes** Motion to approve, Joanne Kundrat; seconded, Jim Petkovits; motion approved
- 2) **Treasurer's Report** Treasurer Ilene Wilder reported that all members are paid, and that another round of grants is upcoming for the Giving Circle.
- 3) **Chair's Report** Jeff Hornstein gave thanks to Councilman Henon's office for drafting Bill 180504, the SLAPP bill, to come to the floor shortly, which the Administration and the PCPC have not been supporting, fearing the City doesn't have enough money. Regarding getting group D&O insurance, Jeff said that he has received 12-13 applications from members and asked for more to be submitted. He said it is about as easy as filling out the 990 IRS form; the application is on the home page of the Crosstown site.

Steve Huntington said that at this point, members may be very unclear as to whether their organization applied or not, and that we should issue a list of the applications we have received so that members can see if their name is on it.

Ryan Keller, from Councilman Henon's office said the Bill is to be introduced on Thursday (Sept. 27). This is to fill the gap, the City would be protecting you as you review Refusals. We encourage you to write to your council people to let them know you support this.

Steve Huntington made a motion that the Crosstown Coalition send a letter to every council person stating that we support this Bill. Barb Capozzi seconded. Motion passed.

**4) Speaker: Ben Vila, Philadelphia Energy Authority, Solarize Philly program
215-686-4483; solarize@philaenergy.org**

PEA is an independent municipal authority founded in 2010 as a mission-driven organization using energy as a tool to impact Philadelphia and Philadelphians with jobs and tax credits. Solarize Philly is a mostly residential solar program designed to use group buying power to purchase equipment (rather than depending on subsidies). The program has been gathering applications for many months; the application period is drawing to a close on Sept. 30, so he encourages us to let our members know of this opportunity and to respond immediately to receive a free proposal for solar installation. He passed around a sign-up sheet/contact sheet. There is a 30% Federal Tax Credit available for your investment.

5) Speaker: Councilman Mark Squilla, 1st District, Affordable Housing Legislation

The Affordable Housing Compromise Bill came about because the Mayor was going to veto the 1% Construction Tax that was going to bring in \$20M. This would be used not just for affordable housing but for first time ownership – down-payments, closing costs. During summer, Administration came up with Compromise Plan, which takes the tax revenue for the first year that a property rolls off of the 10-year tax abatement. This would support housing trust fund without a tax. A lot of Council felt this wouldn't be enough money – it was \$10M last year, though this year it is anticipated to be \$20M.

Other bills associate with Affordable Housing. Councilwoman Sanchez introduced the Inclusionary Zoning bonus: a developer would either build affordable units in a development, or pay an equivalent amount into a Trust Fund to get that bonus. The Bill passed Council, but people felt the bonus was low (that people would just buy the bonuses rather than build affordable housing, so Councilwoman Sanchez agreed to pull the bill back.; the Bill was amended and reintroduced.. This Bill has passed council but was recalled, amended, and will be voted on again.

The Compromise Bill will have a hearing on Sept. 26 at Appropriations. The other Bill that was done was one that created the Housing Trust Fund; this bill had to be recalled and amended because the Construction Tax Bill didn't go through.

Question: Will the Compromise Bill revenue have a negative impact on funds that would have gone to schools? Answer: No, schools are made whole; it is the general fund money that will be redirected to the housing trust fund.

Question: The 1% Construction Tax would have added revenue. This is taking revenue that five years ago was already planned for something else. Council could have let the Mayor veto the Bill and let him stand on that political issue. The Construction Tax was going to come from all construction. Answer: Knowing the potential for veto made certain council people want to be sure we got money into the Housing Trust Fund, not to wind up with nothing but a veto. We can still work on filling the gap in revenue.

Question: One thing the Crosstown Coalition could do is have some presence on the Housing Trust Fund, because, it's vague. Is there a Board, who are the trustees? Answer: It is managed by OHCD, there is a board. **Email me to look into Crosstown Coalition having a representative on it.**

Question: There is nothing in the Compromise Bill that improves the accountability and transparency of the Housing Trust Fund? Answer: We are having the hearing on the 26th, so you can put that out there.

Question: Who is building housing for first time owners? Answer: CDC's are working on it, DVRPC. This bill will help that. Philadelphia has a lot of existing housing stock, they just needs fixing up, so this bill will support getting funding for that. Jeff Hornstein: Brandy Bones isn't here tonight but she has been heading up our affordable housing effort, and she can tell us a lot about this. The Redevelopment Authority is about to release a bond issue. We should probably include this in a Best Practices seminar, next February or March.

Question: I heard something about a bill being introduced to end the 10-year tax abatement. I was talking with a builder who said he can't afford prices going up on materials. So we see any kind of an end to construction? Answer: There are studies out there about startups, and they are low compared to previous years, but the Abatement introduction was used to encourage development. Some areas need more, others not so much. Can it be regionalized? Not right now because of the Uniformity regulation. The idea is how do we look at the Abatement? Right now, if we end the Abatement, then we end the Housing Trust Fund in 10 years.

Question: Is the goal to maximize affordable housing, are we creating mixed income neighborhoods? If we are putting money into the Housing Trust Fund to build affordable housing, its not transparent if the Fund is doing it strategically, in a way that impacts neighborhoods fairly and creates mixed income neighborhoods rather than small concentrated areas of poverty.

Jeff Hornstein: Anne Fadullon demurred from coming tonight because the Affordable Housing Plan is coming out in a couple weeks, but she is committed to coming to our meeting in October. That meeting will be devoted to this subject. The plan they are putting forward will answer some of these questions.

Question: Is there any chance you could reinstate the bill you put in effect a bill that was put through in 2013 where people who appealed their assessment were given amnesty? 26 civics proposed we write a letter to Council. Answer: The Tolling Bill. The Administration will push back. I believe our system is flawed with the OPA. We called for an audit. The results will be out the end of this month. AVI was supposed to fix all the problems so hopefully the audit will help us. **We can look at bringing the Tolling bill up again – email me about that.**

6) **Committee Reports**

a) FONE:

Friends of Neighborhood Schools groups. Jeff Hornstein encourages members to create Education Committees if they don't have one, and to connect with or help form local Friends of Schools groups. FONE has 26 Friends members; there are 300 public schools in the City, including Charters; Friends groups typically start in gentrifying neighborhoods; FONE summit will be held on October 13 at Comcast; will include Fundraising session; How-To Set-Up Friends session; How-To communicate with Real Estate professionals.}

b) Parking Committee:

Bill West said the committee is starting a pilot project with OTIS support. They have 3 civics interested in pilot – South of Broad, Passyunk Square, and East Falls – they would like to have more. Fishtown is interested. The program is two things: 1) to stripe parking spaces on a few blocks in each trial neighborhood; 2) to designate loading zones (these can be installed without charge if PPA agrees to do it). If you are interested in participating, you will need to document conditions on 2-3 blocks so there is a record set from which study can be monitored. Contact Bill West at williamkwest@gmail.com if you are interested

c) Tax & Finance Committee:

Wade Albert – reported they worked to find out what has happened to Real Estate Property Assessments and how to move forward with it; we learned the Legislative oversight committee is currently auditing OPA – supposed to come out next month. We reached out to Councilman Johnson to let us know 10-15 days in advance if they intend to take any action on this report, and he said yes. Guide on How To Appeal Assessments. Also, get Council to pass the Tax Amnesty Bill so amount due is based on last assessment, pending your appeal. Steve Huntington made a motion for Wade to send letter to Council. Jeff assured that the letter will be sent.

d) Zoning and Land Use Committee

Steve Huntington - reported the Orange Zoning notice, which currently lacks information about the condition triggering a variance, was addressed by Councilman Henon, who passed a bill to fix that. People have been ignoring the bill, so the committee had a meeting with L&I and in the course of reading the Bill, we discovered that the clear reading of the law requires that the Notice have information about the RCO meeting date, time, location. L&I said they will implement the Henon legislation and consult with Law Dept about interpretation of Bill. Steve plans to set up meetings with Council in October and will notify delegates about dates and times of meetings.

e) Organizational Efficiency

Joe Kain said the committee met once over the summer and identified three things they want

to focus on: 1) How do we incentivize participation of the RCO's so that our positions can be submitted to Council; 2) determine the scope of issues that Crosstown tries to address; 3) How do we use technology to enhance and streamline how Crosstown functions. Question 2 is our priority. Be on the lookout soon for a survey (Survey Monkey)

- 7) Other business – Kevin Smith of Manayunk said a project is coming to their RCO that is large – 600,000 SF of buildings, a mile long. E.E. Smith is developer. Scale and scope is large-scale, and we could use some help in how to address it. Steve suggested speaking with Wade Albert. Joe Kain of Fishtown also offered to talk.

Bill 180821 – Barb Capozzi – the Bill to drop DROP for new hires and non-union. **I make a motion that we write a letter to Councilman Dahme supporting it.** Steve seconded. He has no co-sponsors. Jeff Braff said there may be a problem with a statement in the Bill what says something about a State-mandated override. **Barb revised her motion to get an email vote. Steve seconded.**

Jeff Braff – Councilman __ introduced legislation that there be Public Safety Officers. It will come into effect in Maine. He will make a motion that Crosstown support this.

- 8) Next meeting will be Oct. 22nd, in East Falls, specific location TBD.

As recorded by Celeste Hardester, September 24,, 2018

Date of Meeting Sept. 24, 2018**Bella Vista Neighbors Assn.**

Brandy Bones	
Dennis Halda	✓
Eugene Desyatnik	✓

Callowhill N'hood Assn

Leah Strenger	
Joanne Kundrat	✓

Cedar Park Neighbors

David Hincer	
Catherine Hoffmann	

Central Rox

Celeste Hardester	✓
Margaret Ann Morris	
Jim Petkovits	✓

CCRA

Steve Huntington	✓
Jeff Braff	✓
Wade Albert	✓
Bill West	✓

Cobbs Creek NA

Larissa Mogano	

East Falls Commun Council

Meg Greenfield	✓
Bill Epstein	✓

East Kensington Civic Assn.

Graham O Neill	
Nicholas Esposito	
Gordon Stein	

East Passyunk Crossing

Dominic Falso	
Beth Dougherty	
Samantha Gross	✓
Leon Malloy	✓

East Point Breeze Nbrs

Miguel Garces	✓
Jerry Sulat	✓
Sarah Stevenson	

Fairmount Civic Assn.

Danielle DeLeo Kim	
Kellyann Beene	
Kevin Wonder	✓

Fishtown Neighbors Assn.

Ian Wilson	
Joseph Kain	✓

Garden Court Commun Assn

Jamie Gauthier	✓
Lauren Hansen Flaschen	
Maurice Jones	

Girard Estate Neighbors Association

Paul Rossi	

Hawthorne Empowerment

Albert Hicks	✓
Haneef Nelson	

Holmesburg CA

Tara Gontek	
Bryan Gontek	
David Dlugosz	
Cheryl Molle	✓

GUESTS

Rob Kettell, Old City	✓
Darlene Cerillo, Francisville	✓
Vivek Tomer	✓

Logan Square Neighbors Assn.

Sam Little	
Andy Toy	
Drew Murray	

Lower Moyamensing CA

Patti Tahan	
Colleen McDonough	✓
Andrew Barbato	

Manayunk NC

John Hunter	
Kevin Smith	✓

Mantua CA

De'Wayne Drummond	✓
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Northern Libs Nhood Assn

Matt Ruben	
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Overbrook Farms

Cynthia Cronin-Kardon	
Denise Pettus	
Stephanie Kindt	

Overbrook Park

Marc Reason	
Angela Reason	

Packer Park Civic Assn.

Barbara Capozzi	✓
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Passyunk Sq. Civic Assn.

Ilene Wilder	✓
Sarah Anton	✓
Andrew Emma	

Powelton Village Civic Association

Blaise Tobia	
Steve Sebeliski	✓
David Crawford	

Queen Village

Jeff Hornstein	✓
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Society Hill Civic Association

Lorna Katz	✓
Rosanne Loesch	
Mary Tracy	✓

S. Broad Street Neighbors Assn

Peter Zutter	✓
Greg Damis	

SOSNA

Nicole Koedyker	
Murray Spencer	✓

Spruce Hill Community Assn

Monica Calkins	
Eric Santoro	✓
Barry Grossbach	

Walnut Hill

Horace Patterson	✓
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Washington Sq. West

Judy Applebaum	
Jonathan Broh	
Lyric Chen	

West Powelton/Saunders Park

Chuck Bode	✓
Lucia Esther	

SPEAKERS

Ben Vila, Solarize Philly	✓
Councilman Squilla	✓
Ryan Keller, of Cm. Henon	✓