

PHILADELPHIA CROSSTOWN COALITION

Minutes of Board of Delegates Meeting on OCTOBER 22, 2018

Location: Down Hall, Thomas Jefferson University, East Falls **Host:** East Falls Community Council

Called to Order: 6:35 p.m. **Adjourned:** 8:15 p.m.

NEXT MEETING Monday NOVEMBER 26; Location TBD;

Attending: 23 member associations, represented by 29 delegates; Other guests: Rob Kettell, Old City. See attached sign-in sheet for attendees.

Guest Speakers: Anne Fadullon, Director of Planning and Development, Philadelphia

Welcome – Chair Jeff Hornstein

1) **Approval of May and September Minutes** Approved

2) **Treasurer's Report** Waiting for dues from four civics; meeting with Andy Toy to plan next round of giving from the Giving Circle.

3) **Speaker: Anne Fadullon, Director of Planning and Development**

Here to talk about the Housing Plan, final draft to come out beginning of November. Plan was required under Charter change in 2015 that created the Department of Planning and Development. Charter called for strategic plan that covers the breadth of housing from homeless to market rate and high-end. The plan is 17 pages, but is based on the foundation of all things we had done, including the 2035 Plan, assessment of Fair Housing, Consolidated Plan to HUD to get Federal Allocations. What are we going to do? We based our plan on model from Seattle – the format is the same but the content is different. (Barbara Capozzi is on our housing board, Brandy Bones was chair of our access to home-ownership stakeholder group.) Our goal was to decide what we want to do in 10 years. Held 3-4 public meetings with the Housing Board, which said aim high. Goal is to preserve or create (2/3 preserve) 100,000 units over 10 years. Continue Home Repair and Weatherization Programs. We are about to roll out a Loan Program.

Broke targets down into five themes: 1) house the vulnerable, (homeless, very low income, returning citizen); 2) access to home ownership; 3) preservation; 4) construction and technology (how to make it cheaper and faster to build); 5 equitable neighborhoods.

Under each of those we have 5-6 recommendations. In the Appendix is all the data analysis and the laundry list that all our stakeholder groups came up with. We then asked them to narrow it down to their top 5 or 6 and that is what made it into our short plan.

Stakeholder groups were a few existing groups: Historic Preservation, Homeless Plan, Eviction prevention, plus our own groups: preserving affordable housing, access to home ownership, construction and technology, and resources and financing. (We have to figure out how to get more money and use it in different ways, such as a shallow rent program to protect renters.)

In Seattle process, we learned you have to plan for everything. You can't just plan for affordable housing, you also have to plan for market rate housing or otherwise it just goes in where it wants to and then you wind up with displacement and disparity in neighborhoods. Looking at nexus of housing and healthcare and a healthy environment.

We made the plan short so people will actually look at it. We have an evaluation scorecard online, to check where we are with different components.

Question: What does implementation look like?

We are looking at how to staff it, figure out how to tap into experience, got to stakeholder groups to find out what they are interested in, etc.

Question: Have you presented this to Development? Yes, we've had a ton of people involved in this. The stakeholder groups had all sorts of people, non-profits, for profits, banks. We had over 400. The Labor unions were involved in conversations; they didn't necessarily sit at the table, but union contractors did. The unions have been very amenable to the conversations.

Question: The problem in Philly is severe contractor shortage? That is a nationwide, long-term issue. Philadelphia has not done a good job of growing the small-contractor industry. They need a lot of mentorship with things like how to estimate, schedule, how to meet payroll. Giving them a big government contract isn't good because we are the worst client possible. We are slow-pay. We require huge amounts of paperwork. We are taking the most complicated project and giving it to the least prepared. We need to build them up slowly.

Question: I was also in Seattle, and was struck about the issue of density, and more affordable housing, and even progressive people were NIMBY thinking. So when you start talking about zoning, when it gets to accessory dwellings or density bonuses, in theory it sounds good and then when you get down to the local level, it is different. Are we getting through on that? I think it is something you always battle. Some of it is education, getting people to understand what affordable housing is. Our City at its peak had 2.2 million people in the 50's, and they planned for 2.5 million. We have 1.6 million and plenty of capacity, with 14% vacancy rate. What best works is if everyone is integrated to be able to have the same QOL that everyone wants. That's why it is important to look at the whole spectrum of housing. It is not just saying where are all the poor people going to live, we also have to accommodate what happens if a new company comes in, where are those people going to go, where will the wealth go. If you don't allow the wealth to go somewhere, it goes into the path of least resistance, and often residents who have lived there for a lot of years are the ones that get harmed.

Question: What do you think is your prospect to impact an area like University City? Prices are rising. When I talk to neighbors, they want to it to remain a diverse neighborhood. We are trying to get the word out about programs we have for homeowners if they need repair, there is a grant program, now we have a loan program - people don't know about programs that could help them. They should be coming in and talking with the Revenue Dept. We are pretty progressive when it comes to property tax relief. We are not so progressive with renters. We are looking at our rent subsidy program for small landlords to keep units up and affordable. Pew Report on poverty. What was surprising was that 80% of people who have need for affordable housing are getting it through the private market. How do we incentivize the private market to continue to provide that housing? Do we have something in University City that allows the public to insert its will. If we are not doing anything with money or land, it is very is very hard for the public to insert its will. If we are putting money into something, large tracts of land for sale, we require social impact plans. Not only do you have to pay fair market value, you have to say what you are giving back to the neighborhood. If you are getting something from us, we ask for something back, but if you are not, it is very hard for us to say what they can do.

Question: Can you talk about Section 8 housing and some of the things landlords need to do? Some of the things we are working on is that, when the landlord gets an Ok from PHA the tenant, then there is a lag time of maybe 2-3 months before the unit gets inspected. We are looking at covering a portion of the rent during that gap. This could be a lot cheaper than a \$35,000-\$65,000 subsidy to create a new affordable housing unit. We are looking at the labor issue, how to speed up inspections. Can PHDC inspectors be trained to do these inspections? There could be another 90-95 units just sitting, so it is worth it to us to try to figure this out.

Question: What about Section 8 housing just being allowed to deteriorate?

That gets back to inspectors, we don't have enough inspectors to do that; we are looking at Is there a way we can supplement with PHDC inspectors? And looking at some of the specifics of why an inspection can fail, like the smoke detector being 5.5 inches from the ceiling when it is supposed to be 6 inches.

Question: Parking people want affordable housing but they also want to be able to park-. It is way too cheap in Philadelphia. Parking is not free – someone has to pay for that. A surface parking lot costs \$20,000 per space; a structured garage costs is \$50-60,000 per space; an underground garage is upwards of \$150,000 per space.

Question: To what degree of specificity do you have data about the needs for affordable housing throughout the City – do you have it by RCO and how do we ask for it? We have SO much data about what is going on in every neighborhood. You can make a public data request, if there is something specific you want.

Comment from Chair: It would be a great ask to come from the affordable housing committee, it would be really useful to have data for our neighborhoods; a lot of us have a visceral sense but it would be good to have data to talk to our neighborhoods.

- 4) **Chair's Report** Jeff Hornstein reports that the application for D&O insurance is going out by Friday. Getting the quote will allow your civic to decide if you want to participate. Broker needs about 15 apps to be worth their while. (The new legislation for the RCO's gives the Treasury the option to fund insurance, but doesn't ensure it will happen.)

Also, Councilman Mark Squilla is interested in re-opening tax appeal freeze. He is also introducing a classic back tax – now that a wealthy suburb (Narberth) has done it, it seems time for the City to do it, too. (Steve Huntington reported that in his own conversation with Squilla's office on this, nothing is happening.)

5) **Committee Reports**

a) Zoning and Land Use Committee – Steve Huntington, chair

We are setting up meetings with Council members to discuss land use objectives that were passed at the June PCC meeting. If you want to sign up to attend any of these meetings, fill out the form on your chair. I've asked various RCO's to contact their council people. The list of objectives has been circulated. And as long as we are going to push the Amnesty Bill, we should mention that, too.

b) FONE, Jeff Hornstein, chair

We have postponed the fall summit because everyone is too busy. Comcast will sponsor it again. We are going to push for an April summit. Members are encouraged to start an education committee if they don't have one. There is a manual on the PCC website of how to get started, involve realtors, fundraise, etc.

<http://www.philacrosstown.org/forming-and-building-a-friends-group>

c) Organizational Efficiency, Joe Kain, chair

The survey is ready to go out. Every civic is supposed to get one. It is broken down into big issues, plus a few other questions drilling down. It is to find what is important to your RCO's and what is not. The things that are important collectively will confirm Crosstown's priorities.

New business –

- Center City Residents: Steve Huntington said Councilman Clarke has been talking about having civil enforcement officers to do tasks that are currently performed by police. It is being discussed as a Charter Change, with the Bill to get on the Ballot in May. Suggestion made that Councilman Clarke be invited to next Crosstown meeting, and that member RCO's take issue to their boards after that.

- Bill 180821 – Barb Capozzi asked for update on the Bill to drop DROP for new hires and non-union. The conversation meandered ALL OVER about what to do with this topic, and the final statement from Jeff was that this would be sent out for an email vote.

- PCC representative on Housing Trust Fund – Celeste Hardester reminded that at the September meeting Councilman Squilla said to follow-up with him about doing this. Jeff will contact him.

6) Next meeting will be Nov. 26th, specific location TBD – somewhere in Center City.

As recorded by Celeste Hardester, October 22, 2018

Date of Meeting Oct. 22, 2018**Bella Vista Neighbors Assn.**

Brandy Bones	✓
Dennis Halda	
Eugene Desyatnik	

Callowhill N'hood Assn

Leah Strenger	
Joanne Kundrat	✓

Cedar Park Neighbors

David Hinchler	
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	
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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	
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Hawthorne Empowerment

Albert Hicks	✓
Name not ovided	✓

Holmesburg CA

Tara Gontek	
Bryan Gontek	
David Dlugosz	✓

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	
H. Durlee	✓
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 Sebelki	✓
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

Evan Johnstone	✓
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	✓

GUESTS

Rob Kettell, Old City	✓
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