

Steering Committee Summary  
of Community Feedback Following  
Community Meeting #2

Meeting Minutes | [Meeting Recording](#)  
May 10, 2022 | 6-9pm

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[Website](#) | [Facebook](#) | **Email Address:** [lowergermantown@gmail.com](mailto:lowergermantown@gmail.com) | **Phone:** 215-419-7362

**Upcoming Community Meeting #3**

Saturday July 16, 2022  
12:00 PM – in Person | 12:30 – Virtual  
LaSalle University  
Founders Hall Auditorium  
5698 Wister Street  
Philadelphia, PA 19144

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**Community Feedback**

*PHDC's second community meeting was held on May 10, 2022 from 6-9pm. The meeting was in-person and virtual and discussed the status of the project while also hosting break out rooms for attendees to share their ideas and concerns for redevelopment. Following the community meeting, the steering committee summarized feedback as follows.*

**Summary of Topics Deemed of Most Importance:**

- **Current & Former Tenant Homeownership Opportunities**  
It was expressed that priority should be given to current and former tenants for rehousing.
- **Affordable Housing**  
Redevelopment for these properties should remain and be preserved as affordable housing.

Other topics included were organized into these categories:

Historical | Green Spaces | Homeownership Opportunities | Developer Options



# PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT COMMUNITY ENGAGEMENT

## Affordable Housing

- Prioritize current and former tenants for rehousing.
- All Request for Proposals (RFP) include a deed restriction requiring developers keep the units as affordable housing for 20-50 years. HUD medium income ranges (family of four) from very low income 30% \$31,600 max, 50% \$52,700, and 80% \$84,300. The decision is what if any, limitations the community wants to focus on in their recommendation to the City.
- Since they were developed with public money and are now publicly owned, they should be preserved for affordable housing.

## Historical

- Save historic elements, especially properties on the Avenue.

## Green Spaces

- Beautification of the neighborhood through green space, tree plantings, art, landscaping where space allows (zoning variances may be necessary). This requirement should be part of the RFP for the properties.

## Homeownership Opportunities

- Would like to see a first-time homebuyer program for current tenants with an interest in owning their home. Possible additions include discounted purchase price, mortgage assistance options, loan, or grants for renovation costs, support from City programs, i.e., Philly First Homeownership, Affordable Renovation Program with oversight support from a company hired by the City or the City itself.

## Developer Options

- Renovation over demolition; would like to see the properties saved where possible.
- Provide opportunities to local general contractors/developers. Thoughts include requiring a partnership between WBE/MBE/DBE developers and larger developers where it is an equal relationship. The minority developer is in primary position (both Section 3 and the City's W/D/MBE minimum requirements) In the contract, some type of community involvement (possibly members of the RCOs) regarding the minimum property conditions with the timeline mirroring the affordability timeline
- Provide additional points to Germantown developers, specifically do a set aside for smaller properties for smaller developers, with a priority for Germantown developers first.

Scan or [click](#) to read the reclaimed properties history and the executive summary on the physical condition needs assessment

