

PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT COMMUNITY ENGAGEMENT



Community Meeting #1

Meeting Minutes | [Meeting Recording](#)

April 28, 2022 | 6-8pm

Stay Up to Date!

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

Upcoming Community Meetings | May 10th, June 18th Registration details listed at end of minutes and on website.

Table of Contents

- I. Key Takeaways from Community
- II. Physical Conditions and Needs Assessment (PCNA) Recap
- III. Public Engagement Plan
- IV. Timeline
- V. Questions + Answers
- VI. Attendees
- VII. Upcoming Meetings

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I. Key Takeaways from Community



Meetings

1. Would like to see a technical person on the meetings to answer more questions
2. Alternate taking questions from attendees in the future instead of taking multiple from one person at a time



Outreach

1. Would like to see community groups/people involved; money should be coming into the community; engage RCOs
2. Engage additional social media sites (i.e., existing Germantown Facebook pages with 20,000+ followers)
3. Many community members do not have a computer/way to access the website and Zoom; need physical handouts and phone options
4. Make Facebook posts sexier; currently look like real estate ads
5. Need transparency between project team and community



Properties

1. Suggestions on use of properties: not market rate; should be a range of affordability (low income, work force, etc.)
2. Want to see the properties benefit the community
3. Previous tenants should get priority
4. People who had to move out want to come back
5. Larger Germantown community cares about eliminating blight, concerned about unchecked development and maintaining affordable housing; neighbors/tenants have specific concerns and needs

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II. Physical Conditions and Needs Assessment (PCNA) Recap

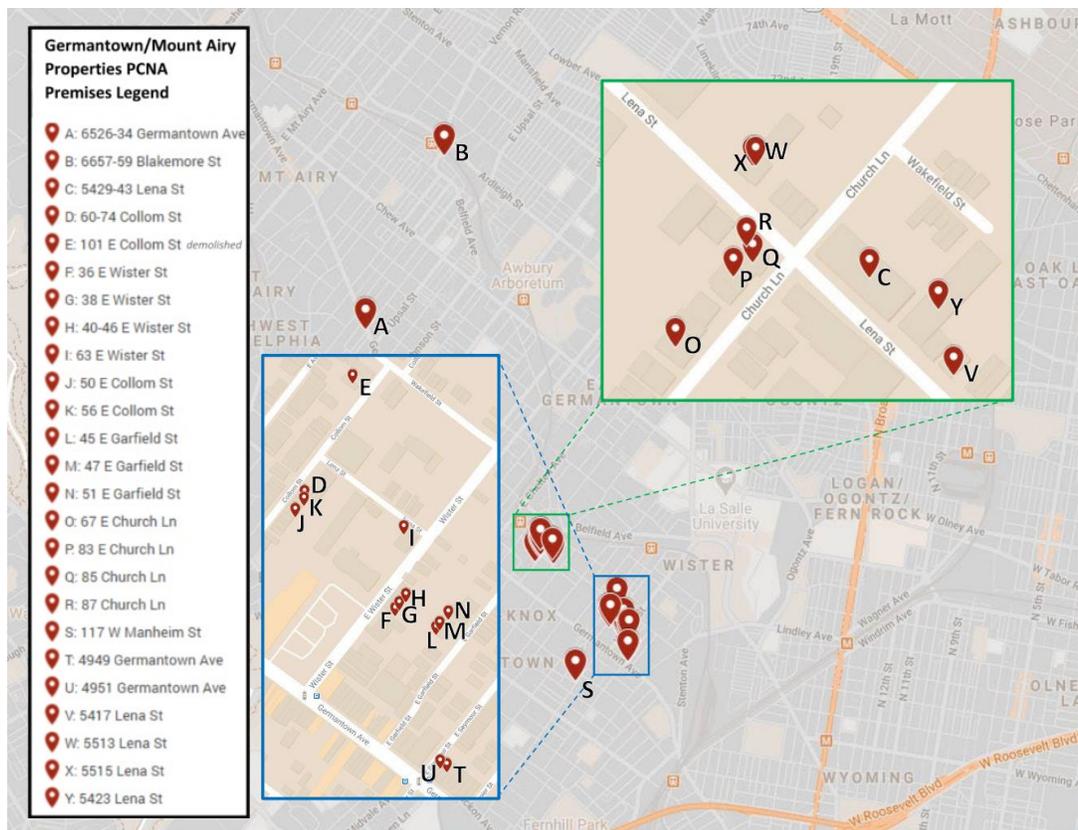
- PCNA used to document the condition of the properties
- Includes estimates for cost of property maintenance, urgent property repairs and cost to meet the U.S. Department of Housing and Urban Development (HUD) habitability standards (cost to bring unoccupied properties to a standard to allow occupancy)
- Day to day tasks included physical inspections, handwritten and voice notes, collection of environmental samples
- Maple Corporation interviewed tenants to discuss issues and concerns, and to get feedback of their experience living in the units
- Included 25 separate sites; roughly 140 total units. Some are clustered, some are occupied and others unoccupied. They varied in condition, livability, weather tightness, etc.
- Goal was for team to put eyes on each property; identified immediate needs for occupied units (life safety factors) and notified the city.



Premises A | 6526-34 Germantown Avenue



Premises Y | 5423-27 Lena Street

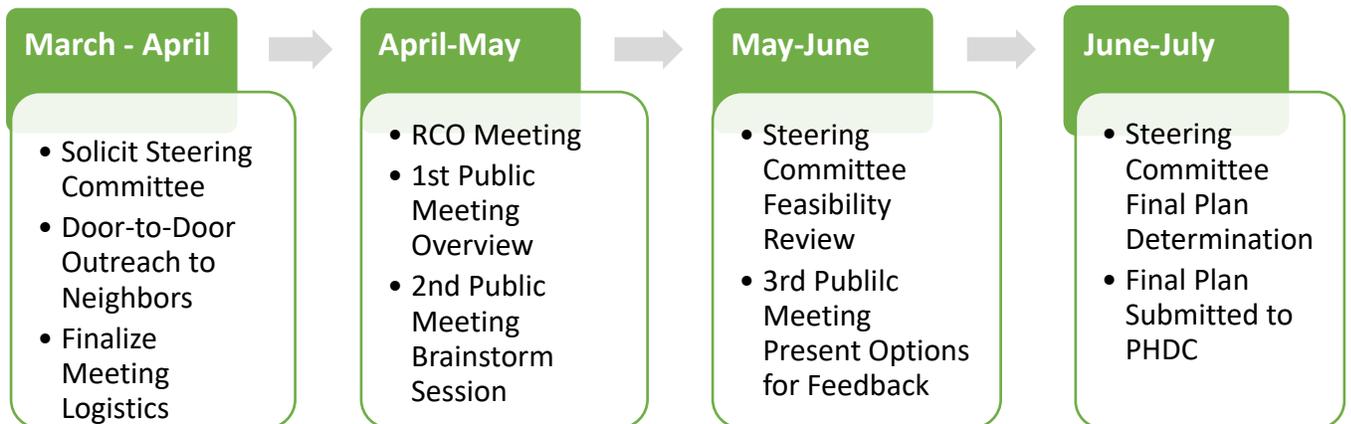


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III. Public Engagement Plan

- Impact
 - Stakeholders: Residents, Community Groups, Churches, Businesses, NGOs, Consultants, Developers, Contractors, Elected Officials
- Outreach Methods
 - Initial outreach: digital (email, social media, website)
 - Live updates posted on social media ([Facebook page](#))
 - Door-to-Door
 - ~800 flyers distributed to residents in the neighborhood to inform of upcoming meeting
 - Flyers will also be distributed for upcoming May and June meetings
 - Meetings (in-person and live stream)
 - Dedicated phone number to call for updates and phone option to join meetings

IV. Timeline



PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT COMMUNITY ENGAGEMENT

V. Questions + Answers

1. In reference to the door-to-door notification - what is considered close proximity? How close or far do you have to live to have standing as a neighbor or community member?
 - i. Minimum requirement is 200ft, however we did more than that. We can provide documentation of locations where hangers were placed
2. We elect leaders to empower people of our City how come none of the elected leaders of our city are not involved in this meeting?
 - i. We reached out to Cindy Bass's office with an invite to all three scheduled public meetings.
3. Will PHDC be identified and PRA - Phila. Redevelopment Authority?
 - i. PHDC stands for Philadelphia Housing Development Corporation.
4. Who is the property management group?
 - i. DHC Management
5. Are these properties being sold as is or work be done prior to sale?
 - i. Don't believe there will be work done on them; goal is to make them safe. Remediation work has already been completed. Property Management team in place for occupied units.
6. Who has mapped out the information? Has that been sent in a summary to every neighbor and organization that's affected?
 - i. The Project Team (LAN, Maple Corp and BFW Group) has put together an Executive Summary and Physical Conditions Needs Assessment (PCNA). These are available on the [PHDC website](#).

PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT COMMUNITY ENGAGEMENT

VI. Attendees

1	A Weiss	28	Kadafi El-Kardah
2	Amanda Gleason-Mack	29	Kimbrell Francis
3	Amy Lambert	30	Linda Bell
4	Ann Doley	31	Lynda White
5	Anna Figueroa	32	Malcolm McGraw
6	Audrey Hagans	33	Marcia Garfield (District Rep. Sen. Art Haywood)
7	Carla Bell	34	Mathen Pullukattu
8	Clayton Colmon	35	Maura Rossi
9	Cornelia Swinson	36	Natasha Weaver
10	Dean Vance	37	Pamela Bracey
11	Dimka Braswell	38	Patricia Burks
12	Emaleigh Doley	39	Patrick Jones
13	Evonne Tisdale	40	Phoenix Ward
14	Garlen Capita	41	Renee Mills
15	Gloria Thompson	42	Rev. Chester H Williams
16	Greg Paulmier	43	Robin Pixley
17	Ines Love	44	Rosalind Mckelvey
18	Jacque Sims	45	Sabra Townsend
19	Jalila Parker	46	Sam Newhouse
20	Jamal-Kalee Ferguson	47	Sonya Nickerson
21	Jamila Davis	48	Sylvia Pettaway
22	Jeffrey Johnson	49	Veronica Cooper
23	Jen Mannino	50	Vlad Potiyevsky
24	Jessie Lawrence	51	Wayne Wallace
25	Josef Taylor	52	Wick Savage
26	Joseph McCarthy	53	Yolanda Christopher
27	Julia Blackett	54	Yvonne Haskins

VII. Upcoming Meetings

1. [Register](#) for **Community Meeting #2** an in person and virtual public meeting, May 10th 6-9pm, 2022 | Location: Victorian Banquet Hall, 4809 Germantown Avenue, 19144
2. [Register](#) for **Community Meeting #3** an in person and virtual public meeting, June 18th Noon-4pm, 2022 | Location: LaSalle University Founders Hall Auditorium, 5698 Wister Street, 19144