

PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT  
COMMUNITY ENGAGEMENT

**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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**Suggestions for Redevelopment (Zoom and In Person)**

1. Save historic elements, especially properties on the Avenue.
2. Beautification of the neighborhood through green space, green roofs, murals, etc.
3. Pay the money forward to potential homeowners in the future and “equity fund”.
4. Important to go back to current and former tenants to provide support for repairs (i.e., financial); helps with reparations.
5. Would like to see a first-time homebuyer program for current tenants with an interest in owning their home; build generational wealth.
6. Would like to see the properties given to another Community Development Corporation (CDC) and put back up as rentals to reflect their original purpose.
7. City should develop lottery system for residents to compete in bid process.
8. Properties should remain low to moderate income.

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9. Require developers make it affordable housing for a period of years ~20-50 (like in West Philly).
10. The project should be divided in two, with two RFPs issued.
11. Multi-family requires a different type of developer.
12. Single-family units are perfect for home ownership.
13. Promote home ownership in East Germantown and prioritize existing or past tenants of the units that are under discussion.
14. Since they were developed with public money and are now publicly owned, they should be preserved for affordable housing.
15. A pastor who manages a shelter for those experiencing homelessness recommended group and multi-family housing (i.e., two families or two individuals sharing a home) and promoting the sharing of resources.
16. Goals: affordable housing and educating residents about housing on the historical register (or older home with specific needs) supported by the city, including information and resources.
17. Rent-to-own can be a challenge logistically; set up to mitigate the issues associated with those challenges.
18. Properties could be sold to tenants at a fair price agreed upon by both parties.
19. Renovation over demolition; would like to see the properties saved where possible.
20. Provide opportunities to local general contractors/developers.
21. Suggestion that properties be put up for sale to allow the market to work. Sale signs should be posted on each property with a phone number to call for price.
22. Suggestion to have properties turned into condos.
23. Suggestion to set up a land trust or limited equity co-op. Use RFP process to bring on a developer (preference for M/WBE). Funding from 4% LIHTC and Section 8 could be used for renovations with a cap on profit.

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### I. Key Takeaways from Community

1. Prioritize current and former residents who have been displaced; prioritize families.
2. Promote and support homeownership.
3. Properties should remain affordable.
4. Review best practices from other communities.
5. Safety and security should be a priority for all properties.