

PHDC GERMANTOWN/MT. AIRY REDEVELOPMENT COMMUNITY ENGAGEMENT



Community Meeting #2

Meeting Minutes | [Meeting Recording](#)

May 10, 2022 | 6-9pm

Stay Up to Date!

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

Upcoming Community Meeting #3 | TBD – *meeting is being rescheduled in deference to Juneteenth.*

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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.

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II. Breakout Group Summaries (Zoom and In-Person) – Suggestions for Redevelopment

Group 1 – Zoom

1. Important to go back to current and former tenants to provide support for repairs (i.e., financial); helps with reparations.
2. Properties should remain low to moderate income.
3. Document timeline and finances for each displaced tenant. Loss of comradery and stake holders in the community when residents were displaced.
4. Require developers make it affordable housing for a period of years ~20-50 (like in West Philly).
5. Save historic elements, especially properties on the Avenue.
6. Beautification of the neighborhood through green space, green roofs, murals, etc.
7. Safety and security – cameras and additional crime preventative measures; clear identification of address, mail slots, etc.
8. Requirement that tax abatement savings are put back into the community.
9. Study on how the displacement of residents affected census and how this has impacted funds for the community from the state.

Group 2 – Zoom

1. The project should be divided in two, with two RFPs issued.
 - i. Multi-family requires a different type of developer
 - ii. Single-family units are perfect for home ownership
2. Promote home ownership in East Germantown and prioritize existing or past tenants of the units that are under discussion.
3. Provide educational and financial support for residents to become successful homeowners.
4. Since they were developed with public money and are now publicly owned, they should be preserved for affordable housing.
5. 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.

Group 3 – Zoom

1. City-owned property should have very clear and explicit process for securing the properties for all properties involved.

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2. Sense of urgency – negative quality of life issues affecting those living in and around current properties.
3. Profits made on the properties should be put towards the properties harmed by the communities: infrastructure, trees, environmental consideration, and improvements.
4. People should have equity investment in the properties.
5. Should be tax paying entities so that the City can make money off the properties.
6. Pay the money forward to potential homeowners in the future and “equity fund”.
7. 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.
8. Rent-to-own can be a challenge logistically; set up to mitigate the issues associated with those challenges.
9. Provide legal services to represent community interests for all folks involved in the process.
10. Why are there only 25 properties? When we first uncovered the properties there were 50 properties.
11. Are home repair programs with funding available to support new low-income homeowners?

Group 4 – In Person

1. Would like to see a first-time homebuyer program for current tenants with an interest in owning their home; build generational wealth.
2. Critical repairs should be done by the City or by tenants with assistance; funding could have restrictions not to sell for X number of years.
3. Provide job training, education, access to services; violence prevention.
4. Properties could be sold to tenants at a fair price agreed upon by both parties.
5. Would like to see the properties given to another Community Development Corporation (CDC) and put back up as rentals to reflect their original purpose.
6. Renovation over demolition; would like to see the properties saved where possible.
7. Enact a tenant accountability program for affordable housing tenants.
8. Provide opportunities to local general contractors/developers.
9. City should develop lottery system for local residents to compete in bid process.

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III. Additional Feedback



Meeting Structure

1. Agenda should distinguish the meeting start time for all (in-person and virtual attendees) from the in-person only refreshments time allotted. (Timeline for June meeting will include a 30-minute time slot for in-person attendees to get refreshments prior to the meeting start time.)
2. It would be helpful to have more technical support for the next meeting to bridge the divide between in-person attendees and those on online/phone. People online/phone could not hear or see the attendees who were asking questions in-person.
3. Staff from the PRA that are able to answer detailed questions should attend and participate in the final meeting. Facilitators have been left unable to answer many City-related questions.
4. Elected officials (i.e., councilperson) should attend future meetings.
5. More of a focus on the length of time this process has taken to date (potentially starting with bankruptcy sometime in 2015 per an attendee) and not focusing toward the future.
6. RCOs would like to see who is in attendance (names, addresses, affiliation).
7. Questions about “other Germantown Settlement” properties outside of the scope of this project.



Outreach

1. Community would like to see flyers; other RCOs and community organizations are looking to distribute outside of the designated project areas to include all of Germantown.
2. Post digital copy of June meeting flyer on the PHDC project website; people can download, include it in email newsletters and print.
3. Flyers to be distributed to:
 - i. Else Eaton – affiliated with Penn Knox; elsemaya2@gmail.com
 - ii. 1000 flyers – Wakefield 49ers Community Development and Improvement Association; C/O Rosalind McKelvey, PO Box 25607, Phila., PA 19144
 - iii. 200 flyers – Elizabeth Walmsley, 53 East Church Lane, 19144
 - iv. 50 flyers – Ann Marie Doley, adthyme@aol.com, 6374 Germantown Ave, Apt 1 S

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4. Meeting members have concerns that there are not enough people in attendance; no knowledge of who is in attendance to proceed with official suggestions*
5. Phone number provided on flyer is to register for the meeting so we can track the number of attendees. Once you call and register, the call-in number for the meeting will be provided. Make this clearer moving forward.

IV. Attendees List

1	A. Weiss	29	Robert Seeley
2	Alex Borowick	30	Rosalind Mckelvey
3	Andre Carroll	31	Sabra Townsend*
4	Ann Doley	32	Sonya Nickerson
5	Clayton Colmon	33	Veronica Cooper
6	Connie Winters	34	Vlad Potiyevsky
7	Don Maedche	35	Yvonne Haskins*
8	Eboni B	36	Kahlil Wandlaw
9	Elizabeth Walmsley	37	Margaret Scott*
10	Else Eaton	38	Natasha Weaver*
11	Emaleigh Doley	39	Taylor Keitt
12	Garlen Capita	40	Dupree Arter
13	Ines Love	41	Robert Johnson
14	Irv Ackelsberg	42	Hakim Clark
15	Jaida M.	43	Landon Synnestvedt
16	Jen Mannino	44	Ted Stones
17	Julia Blackett	45	Sandra Pugh
18	Julie Stapleton Carroll	46	Lorraine Givnish
19	Kadafi El-Kardah	47	Gerry Givnish
20	Leyla Lindsay	48	Oscar Beisert
21	Lisa M.	49	Sergio Hyland
22	Mathen Pullukattu	50	Ben Nash
23	Norman Matlock	51	Habeebah Ali*
24	Pamela Bracey	52	Anna Figueiroa
25	Pastor Rob Harrison*	53	Keith Brundin
26	Raymond Rabold	54	Cornelia Swinson*
27	Rev.Chester H Williams RCO	55	Robinah Bey ARR
28	Robert Peters	56	Junior Kesseh

**Steeting Committee Members*