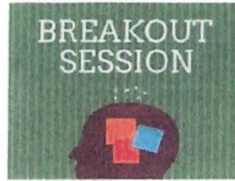


Germantown and Mt. Airy Redevelopment Initiative

Third Public Meeting

July 16, 2022



Name

Group # if Applicable

Oscar Balt
Amy Lankert
Guthrie Lankert
Miller Berger

1

AFFORDABLE HOUSING

• OWNER OCCUPANTS WHO RENT THEIR PROPERTY SHOULD BE ACCOMMODATED SINCE THEY'RE PROVIDING A

- CITY SHOULD MAINTAIN OWNERSHIP
- CURRENT RESIDENTS SHOULD HAVE THE RIGHT TO BUY THE PROPERTY THEY OCCUPY WITH A POTENTIAL LOAN FOR REPAIRS (+ USUAL FINANCIAL REVIEWS)
- LARGER, MULTI-UNIT PROPERTIES SHOULD REMAIN AFFORDABLE (w/ OPTION TO BUY)
- EXPLORE CREATIVE ALTERNATIVES TO LIVING ARRANGEMENTS (MULTI-GENERATIONAL, CO-HOUSING, STUDENTS + SENIORS, ETC.)

NEEDED SERVICE

2

HOMEOWNERSHIP

- ALLOW OCCUPANTS TO BUY THEIR HOMES AT 0% INTEREST LOANS,
- BETTER BALANCE BETWEEN OWNER OCCUPANT RENTAL PROVIDERS & OFF-SITE LANDLORDS.
- OFFER TRAINING / EDUCATIONAL / CONSTRUCTION TRADES SKILLS TO RENTERS IN EXCHANGE FOR HOUSING (THEY FIX IT + LIVE IN IT + RENT TO OWN)

3

DEVELOPER OPTIONS

ENOUGH ALREADY!

4

HISTORIC PRESERVATION

- PRIORITIZE THIS !!!
- HIRE PEOPLE WHO UNDERSTAND
 - CULTURAL RESOURCES
 - CONSTRUCTION TECHNOLOGY
 - KEEPING & RESTORING CHARACTER - DEFINING FEATURES
- RESTORE BEFORE DEMO - IF IT LOOKS "BAD" - DOESN'T MEAN ITS BEYOND REPAIR.
- CLIMATE CHANGE IS REAL & DEMANDS REUSE OF EXISTING PROPERTIES
- THIS IS THE MOST HISTORIC NEIGHBORHOOD IN THE NATION'S MOST HISTORIC CITY - KEEP THE LAYERS OF HISTORY & RESPOND TO THEM.

5

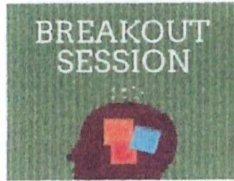
GREEN SPACE

~ Preserve what we have ~

ADDITIONAL COMMENTS

Germantown and Mt. Airy Redevelopment Initiative

Third Public Meeting
July 16, 2022



Name

Table

Group # if Applicable

1 AFFORDABLE HOUSING

~~Reserve~~ Reserve spaces/properties for affordable housing
Why does City Council have such a
How much of the city prop will be set aside for this? 25%
Can we make repairs to homes already occupied in need due
Who decides where the boundary lines are placed. WestOak Lane has funding for
Matti family dwellings that are dilapidated
who is Freeman?
to senior income deficiency

2 HOMEOWNERSHIP

Criteria for loans: interest rate low ^{for loan}
Is it credit scores based
Does time in residence
take \$ sent for rental go towards buying.
Criteria for bids to city...Contract
- who decides?
- what companies can homeowners expect to "use" private of
city associated w/ city

3

DEVELOPER OPTIONS

(I.R.S.)
File an
abatement
for penalties
& interest

Who gets the contract
~~the~~ How are the contractor
voted

Does the city get any
\$ from contractors

4

HISTORIC PRESERVATION

Jackie representative

Fine - with facade facade

5

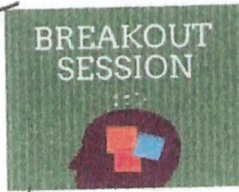
GREEN SPACE

ADDITIONAL COMMENTS

Germantown and Mt. Airy Redevelopment Initiative

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Individual



Name

Robert Johnson

Group # if Applicable

5121 LEWIST

1

AFFORDABLE HOUSING

~~Home~~ ~~ownership~~ ~~as~~ ~~opposed~~ ~~to~~ ~~renting~~

A third party should manage the properties where trash removal is twice weekly. The properties on Leona flood during heavy rains. I think they should be developed with proper drainage, strict guideline regarding parking and public nuisance ordinances enforced.

2

HOMEOWNERSHIP

DEVELOPER OPTIONS

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

HISTORIC PRESERVATION

[illegible]

5

GREEN SPACE

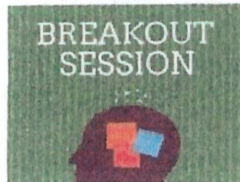
ADDITIONAL COMMENTS

Germantown and Mt. Airy Redevelopment Initiative

Third Public Meeting

July 16, 2022

GROUP
notes



Name

Lindsay Stolkey

Group # if Applicable

1 AFFORDABLE HOUSING

- prioritize renting to
Gtown ppl.

one person mentioned
trash

- PHDC
should
ask
RFP
questions
about how
tenants are
found,
how do they
handle late
rent?

- want it to be well-managed ... flooding on the common
- developers to be associated w/ or partnered w/ ^{st.} devel't near
- non-profits for services - in some cases ^{area}
- affordability should be based on
Census tract data instead of
Phila region. AMI #... more locally-relevant!
- who will be enforcing deed restrictions and how?
is there a budget for that?
- low-income housing needed most. Developers don't

have trouble accessing properties
for higher rental rates - 90% AMI +.
They don't need these PHDC
properties.

2 HOMEOWNERSHIP

in other
words, do
their policies
and track
records show
that they
support lower
income tenants
and have a
good system
for having
them be
successful
long-term tenants?

can PHDC

work w/ reputable affordable housing
developers to fine tune the RFP
process? Especially Germantown-based.

I'm a property manager for
Rigby Properties / Rigby Housing.

Feel free to contact me...

Lindsay.Stolkey@gmail.com

rigbyrentals@gmail.com

734-250-2218

3

DEVELOPER OPTIONS

- "would like to see the properties saved where possible." ← at whose discretion? Concern that this is too loose. If PTHDC already assessed properties, don't they know that the properties are saveable?
- concern about relying too much on the RCOs because some are not actually very representative of or responsible to the community.
- can PTHDC sell at a lower price based on how affordable the development rent prices will be? For example to a "developer" like women's community revitalization project... (not that they

want to buy existing property, but just

thinking about their reputation for affordability)

4

HISTORIC PRESERVATION

5

GREEN SPACE

ADDITIONAL COMMENTS
