

**THIRD PUBLIC ENGAGEMENT MEETING
GERMANTOWN AND MT. AIRY
PROPERTIES
JULY 16, 2022
12:30 PM**





AGENDA



TEAM INTRODUCTIONS

PRA TIMELINE



STEERING COMMITTEE ALTERNATIVES

- Affordable Housing
- Homeownership Opportunities
- Developer Options
- Historic Preservation
- Green Spaces

AFFORDABLE HOUSING

- Prioritize current/former tenants for rehousing.
- All RFPs must include a deed restriction to keep the units as affordable housing.
- Since the units were developed with public money and are now publicly owned, they should be preserved for affordable housing.



BREAKOUT SESSION



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 & the Affordable Renovation Program with oversight support from a company hired by the City or the City itself.



BREAKOUT SESSION

\leq
 \neq
 $+$
 $-$
 \wedge
 \times



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 small developer in partnership with a larger development firm where it is an equitable relationship. The minority developer will be primary developer in the contract.
- Requiring community involvement/oversight (possibly members of the RCOs) regarding the quality of the property renovations.



BREAKOUT SESSION

\leq
 \neq
 $+$
 $-$
 \wedge
 \times



HISTORICAL ELEMENTS

- Save historic elements, especially properties on the Avenue.



BREAKOUT SESSION

\leq
 \neq
 $+$
 $-$
 \wedge
 \times



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 any RFP for the properties.



This Photo by Unknown Author is licensed under [CC BY-SA](#)

BREAKOUT SESSION





NEXT STEPS

Germantown and Mt. Airy Redevelopment Initiative

THANK YOU FOR YOUR PARTICIPATION

