



February 21, 2020

Dear Concerned Residents,

After almost two years of litigation, the Philadelphia Redevelopment Authority (PRA) (PHDC's partner agency) has successfully obtained the Court's approval awarding possession of about 45 properties in Germantown to the PRA. These properties include about 140 housing units. Most of the units were an eyesore for this neighborhood for many years.

We are thrilled that the difficult legal process has finally come to a successful end. The public sector will now be the owner of these reclaimed Germantown Properties! We want to sincerely thank the community advocates in Germantown and numerous public servants who worked diligently to support this effort.

We want to celebrate this significant milestone, but we also want to recognize that we have a lot of work to do. We are working with our community partners to make sure that these properties are brought back into active use in ways that best support the interest of the community. There is a long road ahead. I assure you that we are committed to seeing this through.

Currently the Philadelphia Housing Authority's (PHA) property management arm (PAPMC) is maintaining the 18 occupied units. PAPMC is responsible for the properties being kept safe and clean. We appreciate PHA's partnership while we work through our next steps.

Today we issued a request for proposals (RFP) for a qualified firm to carry out a Physical Conditions and Needs Assessment (PCNA). The purpose of this PCNA is for us to gain a thorough understanding of the condition of the properties. This assessment will inform how the properties can be redeveloped and brought back into use.

The PCNA should be complete by late summer/early fall. We plan to have a comprehensive and collaborative engagement process with the community to help determine the best path forward for these properties. It is our mission and commitment to ensure that these properties are restored to high-quality affordable housing for the community. We understand this goal can be achieved in numerous ways, and will explore all options.

We know that there is anxiety regarding redevelopment of these properties and a desire to rehabilitate these blocks. However, this is not going to be a quick process. Even without public involvement or public financing, redeveloping a large portfolio of buildings like these can take years. We want to set reasonable expectations and we want to do this the right way.

We look forward to continuing this important journey. We will keep the public engaged as we work closely with our community partners.

Thank you,

A handwritten signature in black ink, appearing to read 'Gregory Heller', written in a cursive style.

Gregory Heller
Senior Vice President of Community Investment, PHDC
Executive Director, Philadelphia Redevelopment Authority