

Grays Ferry Dover RFP Questions & Answers:

1. Our neighborhood is considered an Environmental Justice Area. In what ways is the newly formed Environmental Justice Advisory Commission consulting with the land bank to understand the impact of the loss of 42 green spaces in our neighborhood (Dover and Wharton RFPs)? There is a destructive history of neglect by the city towards this neighborhood, and we cannot continue this path.

No, the Environmental Justice Advisory Commission, is as its title states, is an advisory committee which has not convened yet, members have been announced this February.

2. In what ways are you working with the Interagency Working Group on Environmental Justice to work to address the burden of environmental harms, past and present, that undermine the well-being of residents across Philadelphia such as generational neglect of city owned land and further removal of green spaces in our neighborhood?

We are not. The Environmental Justice Advisory Commission is an advisory committee which has not convened as of yet, members have been announced this February.

3. What is the process for non-profits such as Tasker-Morris Neighbors Association, Grays Ferry Community Council, Philadelphia Horticultural Society, or the Neighborhood Gardens Trust to obtain several or all of the RFP listed lots to protect green space in perpetuity with a Community agreement and community led stewardship plan? New law suggests alternate avenues than the competitive process identified in the RFP. <https://phila.legistar.com/LegislationDetail.aspx?ID=3991752&GUID=14725D10-0311-4DE9-8907-7FE25A3D562B&Options=&Search=&FullText=1>

These parcels have been identified for affordable homeownership, which is why the RFP has been posted for development. Applications are only being accepted for that purpose.

4. In the chosen developer's plan, how are new soil testing requirements enacted to provide the best protection of our youth to limit environmental exposure to lead during construction? New CDC recommendations limit lead exposure for our youth to less than 3.5 micrograms per deciliter. <https://www.cdc.gov/nceh/lead/advisory/acclpp/actions-blls.htm>

The selected developer will be required to comply with all L&I permitting and entitlement requirements prior to settlement.

5. The neighborhood median household income is approximately \$35,000 according to the census. How is it “affordable housing” and beneficial to current neighbors, who have been stewards of the lots through a generation of city neglect, to sell these homes to new households making approximately double the median household income?

All residential units produced shall be reserved for purchasers earning at or below 80% of the Area Median Income (“AMI”) based on household size limits established by United States Department of Housing and Urban Development. These income limits change annually; the table below illustrates the limits effective April 1st, 2021. Through the use of Neighborhood Preservation Initiative (NPI) Bond funds, PHDC will assist income qualified homebuyers to increase the affordability levels.

80% AMI Scale	
Household Size	Maximum Household Income
1 Person	\$ 52,950.00
2 Person	\$ 60,500.00
3 Person	\$ 68,050.00
4 Person	\$ 75,600.00
5 Person	\$ 81,650.00
6 Person	\$ 87,700.00

6. What is the process for side lot sale regarding 1554 S Dover or others? Why have these lots not been included in the side-lot program website? <https://phdcphila.org/land/buy-land/side-or-rear-yards/>. New land sale law suggests the agency may dispose of surplus properties without following the competitive process here for a side or rear yard. Where is the side/rear yard section of this document mentioned on page 13? City council has legislated special privileges for side lots and community gardens. <https://phila.legistar.com/LegislationDetail.aspx?ID=3991752&GUID=14725D10-0311-4DE9-8907-7FE25A3D562B&Options=&Search=&FullText=1>

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7. What is the process, according to the new land sale law, for nearby businesses such as Grays Ferry Cafe to obtain properties like 1546 S 30th for an expansion of their current business?

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