

COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND PUBLIC MEETING
BEFORE THE COUNCIL COMMITTEE ON RULES

- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, June 2, 1998
1:00 p.m.
- - -

BILL NO. 970518 - Amending Title 14 of Phila. Code
relating to Zoning and Planning. . .

BILL NO. 980168 - Amending Philadelphia Zoning
Maps by changing zoning designations of certain
areas of land. . .

BILL NO. 980271 - Approving redevelopment of the
Meadow II Urban Renewal Area. . .

BILL NO. 980273 - Approving redevelopment of New
Kensington-Fishtown Urban Renewal Area. . .

BILL NO. 980326 - Approving redevelopment of the
Model Cities Urban Renewal Area. . .

BILL NO. 980327 - Approving redevelopment of the
Cecil B. Moore Urban Renewal Plan. . .

BILL NO. 980330 - Approving redevelopment of Grays
Ferry Urban Renewal Area. . .

BILL NO. 980331 - Approving redevelopment of the
Point Breeze East Redevelopment Area. . .

BILL NO. 980335 - Approving redevelopment of
Center City Redevelopment Area, Franklin Urban
Renewal Area. . .

BILL NO. 980332 - Approving redevelopment of the
Sarah Allen Redevelopment Area. . .

BILL NO. 980333 - Approving redevelopment of
Mantua Urban Renewal Area. . .

PRESENT: COUNCILMAN JAMES F. KENNEY, Chair
COUNCILMAN DAVID COHEN
COUNCILWOMAN ANNA CIBOTTA VERNA
COUNCILMAN ANGEL ORTIZ
COUNCILMAN FRANK DICICCO
COUNCILMAN BRIAN O'NEILL

- - -
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2 P R O C E E D I N G S

3 COUNCILMAN KENNEY: The Committee on
4 Rules is now in session. We have a quorum with
5 Councilmember Verna, Councilman Cohen, DiCicco,
6 and I'm acting Chairman Councilman Kenney.

7 The first two bills we will deal with
8 our Bill No. 970518, which is an ordinance
9 amending Title 14 of The Philadelphia Code
10 relating to "Zoning and Planning," by amending
11 Chapter 14-100 entitled "General Provisions," by
12 amending Chapter 14-200 entitled "Residential
13 Districts," and by amending Chapter 14-1400
14 entitled "Parking and Loading Facilities," under
15 certain terms and conditions.

16 Please identify yourself for the record
17 and proceed.

18 MR. LOMBARDO: Good afternoon Mr.
19 Chairman and members of the committee. My name is
20 Richard Lombardo, and --

21 COUNCILMAN KENNEY: Hold on, hold on.
22 Try that microphone again, try it again.

23 MR. LOMBARDO: Rich Lombardo with the
24 Planning Commission, here today to speak on Bill
25 No. 970518.

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2 This bill, as you've said, amends the
3 zoning code by changing the provisions of the code
4 to deal with off-street parking. Basically, this
5 bill is to clear up inconsistencies with the
6 zoning code that resulted in creating conditions
7 whereby people wind up putting their -- in new
8 construction, wind up putting their parking -- are
9 required to put their parking up on the property
10 line.

11 So you basically, you have a case where
12 you have the building, the yard or the
13 landscaping, then the parking space, which is
14 right up -- would be right up against your
15 neighbor's property. This generally was not a
16 problem when people did -- when people do garages,
17 but you start to get more development happening
18 where people are doing open-air parking, and they
19 put that parking -- to meet the code, they put
20 that parking on their neighbor's, you know, on the
21 property line.

22 And what this basically does is changes
23 the situation so you now would have a requirement
24 that landscaping would be -- basically, the
25 parking would be at your house rather than on the

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2 property line. Then you'd have your landscaping,
3 your yard, your side yard, your rear yard between
4 the parking space and your neighbor's property
5 line. That's the one purpose of this bill.

6 And the other purpose of the bill is to
7 put some limitation on the size of garages. I
8 guess when they framed the zoning code, in order
9 to encourage people to put in parking garages,
10 there was very few limitations based on the height
11 or the size of the garage. And that has created,
12 again, some situations where people wind up with
13 garages on their property line that are as big as
14 their house.

15 So what this district does is put a
16 height limit and a number-of-vehicle limit on your
17 accessory garage as part of a single-family
18 dwelling. The height limit would be ten feet for
19 a flat roof garage, and 15 feet for a gable or
20 gambrel roof garage. And I believe the total
21 number of cars that you could have would be a
22 three-car garage as a matter of right, parking of
23 three cars.

24 This -- again, this bill is really
25 viewed as a bill -- it was put in by Councilman

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2 O'Neill, I think, in response to some problems he
3 had with some new housing developments in his
4 district. But for the record, the Planning
5 Commission supports this bill and recommends its
6 adoption to the City Council. The Commissioner
7 approved this on July 17th of 1997.

8 COUNCILMAN KENNEY: Thank you very
9 much.

10 The Chair recognizes Councilman Cohen.

11 COUNCILMAN COHEN: Does property line
12 apply to the common area of the driveway?

13 There's a famous feud up in my area,
14 northwest Philadelphia, between the neighbors of
15 the 5100 block, Sydenham Street, and the neighbors
16 of 5100 block of North 16th Street. They share a
17 common driveway. On the 16th Street, the garage
18 is under the house, and they have an approach on
19 their own property before they get to the common
20 driveway.

21 On Sydenham Street, apparently, the
22 builders many years ago decided they'd provide a
23 small yard in back of the house and create a
24 separate garage structure right up to the line of
25 the common driveway so that when a neighbor on

1 COUNCIL COMMITTEE ON RULES - BILL 970518

2 16th Street parks a car in their own -- on their
3 own ground, it prevents anybody on Sydenham Street
4 from removing their car from the garage. There's
5 just not enough room to take the car out of the
6 separate structure.

7 Now, would this correct that? If so, I
8 think it's a tremendous improvement because --

9 MR. LOMBARDO: Basically, yeah. For
10 new construction or anybody who's adding a parking
11 space, it would require that the parking space be
12 up against the house, then you would have the
13 yard. So you would have -- you wouldn't have the
14 parking space right on the edge of the driveway.

15 I know exactly what you're talking
16 about. That also happens (unintelligible) when
17 someone builds a deck in the rear and they put the
18 support post on the edge of the driveway, and then
19 the person across the driveway can't get out of
20 their --

21 COUNCILMAN COHEN: Well, what -- would
22 it apply to the decks?

23 MR. LOMBARDO: Well, that wouldn't -- I
24 think the decks have already been corrected.
25 There was an ordinance Council passed a couple

1 COUNCIL COMMITTEE ON RULES - BILL 980168
2 years ago that required that decks could no longer
3 be built right to the edge of the rear driveway.
4 They amended the zoning code to require that.

5 COUNCILMAN COHEN: All right. It
6 seemed to be a positive change.

7 COUNCILMAN KENNEY: Yes, sir.

8 Any other questions of these
9 witnesses?

10 (No further questions.)

11 COUNCILMAN KENNEY: Is there anyone
12 else in the room to testify on this bill?

13 (No response.)

14 COUNCILMAN KENNEY: Seeing none, we'll
15 move to the next bill. Bill No. 970751 is being
16 withdrawn at the request of the sponsor.

17 Bill 980168, an ordinance to amend the
18 Philadelphia Zoning Maps, by changing the zoning
19 designations of certain areas of land located
20 within an area bounded by Washington Avenue, Broad
21 Street, Morris Street, and Seventh Street.

22 Please identify yourself for the record
23 and proceed.

24 MR. LOMBARDI: Yeah, good afternoon,
25 Mr. Chairman and members of the committee. Rich

1 COUNCIL COMMITTEE ON RULES - BILL 980168
2 Lombardo from the Philadelphia Planning Commission
3 here today to speak on Bill 980168.

4 As you said, this bill involves -- is a
5 community-wide remapping. It was sponsored by
6 Councilman DiCicco. It involves about 240 acres
7 of land generally bounded by Broad Street on the
8 west, Washington Avenue on the north, Seventh
9 Street on the east, and Morris Street on the
10 south.

11 This is a continuation of the
12 remappings that the Councilman has been doing in
13 conjunction with the various communities in South
14 Philadelphia to remove the multifamily and replace
15 it with single-family zoning.

16 The basic changes that are taking place
17 in this bill is to rezone the R-10 residential,
18 which is a multifamily row house district to R-10A
19 residential, which is a single-family row house
20 designation, to reflect single-family
21 characteristic of most of these -- the vast
22 majority of these homes in this area.

23 Also, some of the commercial zoning on
24 Broad Street would be changed to lower commercial
25 or to residential where appropriate.

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2 Again, this bill was done in
3 conjunction with Councilman DiCicco's office. And
4 for the record, the Planning Commission, on May
5 21, 1998, recommends approval. Of Bill 980168.

6 COUNCILMAN KENNEY: Thank you.
7 Councilman Cohen.

8 COUNCILMAN COHEN: What's the
9 difference between R-10 and R-9?

10 MR. LOMBARDO: R-10 is when a house is
11 built right to the sidewalk; R-9 is when you have
12 the front set back or a front yard. Where we have
13 houses that are built with the set-back, we use 9
14 or 9-A. Like in South Philadelphia and in North
15 Philadelphia where a lot of houses are built right
16 -- there is no front yard, we use R-10 or R-10A.

17 Everything else is the same except that
18 R-9 requires the set-back and R-10 allows you to
19 build right to the sidewalk.

20 COUNCILMAN COHEN: There's no room for
21 an R-9 in the properties --

22 MR. LOMBARDO: This area is all built
23 up and it's --

24 COUNCILMAN COHEN: It's all built up,
25 okay.

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2 MR. LOMBARDO: It's all built up and
3 it's all -- there are few pieces -- and, actually,
4 when we did these remappings in South
5 Philadelphia, there were a few neighborhoods where
6 we did come across the set-backs, where we did
7 make those R-9A instead of R-10A -- or R-5 over in
8 the case of Girard Estates, where there are
9 actually twin homes.

10 COUNCILMAN COHEN: Thank you.

11 COUNCILMAN KENNEY: Thank you very
12 much.

13 Is there anyone else in the room here
14 to testify on this bill?

15 (No response.)

16 COUNCILMAN KENNEY: Thank you very
17 much.

18 The next bill for consideration is Bill
19 No. 980271, which is an ordinance approved October
20 18, 1977, which approved the redevelopment
21 proposal and the relocation plan of the
22 Redevelopment Authority for the City of
23 Philadelphia for the redevelopment of the Meadow
24 II Urban Renewal Area by approving the first
25 amendment of the redevelopment proposal and the

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2 first amendment to the relocation plan, which
3 provide inter alia for certain additional land
4 acquisition and provision of certain relocation
5 services required by law for the individuals,
6 families, and businesses concerns which will be
7 displaced.

8 Good afternoon. Please identify
9 yourself for the record and proceed.

10 MR. EISENSTAT: Good afternoon. I'm
11 Noel Eisenstat, E-I-S-E-N-S-T-A-T. I am the
12 Executive Director of City's Redevelopment
13 Authority. I am here to start with testimony on
14 Bill 980271.

15 If I could for a moment refer you to
16 the map that I've put before you which describes
17 all the various -- the generalized, not
18 exact-to-scale descriptions of the various urban
19 renewal bills that are before you today. I would
20 also point to the large map that you can see but
21 others can't, as well as the specific map of the
22 Meadows Project.

23 This bill today before you -- excuse me
24 for a second -- is located in the East Frankford
25 Redevelopment Area, and it calls for the

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2 acquisition of a total of fifteen parcels,
3 fourteen parcels which are vacant and one parcel
4 which is an occupied residential structure which
5 will require relocation activities.

6 These parcels are being acquired on
7 behalf of the Community Development Corporation of
8 the Frankford Group Ministry, otherwise known as
9 "FGM" for what is known as the "Wilmont Meadows
10 new construction project."

11 A total of fifteen new units will be
12 constructed for low- and moderate-income families
13 for home ownership undertaken by the Office of
14 Housing and Community Development. The
15 acquisition and funding of this development
16 project will be undertaken by the Office of
17 Housing and Community Development.

18 I would -- we have representatives here
19 today from the community, if you'd like to hear
20 from them. And I would ask for a waiver of the
21 rules.

22 The maps are self-explanatory.

23 COUNCILMAN KENNEY: Please. You have
24 someone from Group Ministry?

25 MR. EISENSTAT: Yes.

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2 MR. CHAFIN: Good afternoon.

3 COUNCILMAN KENNEY: Good afternoon.

4 Please identify yourself for the record.

5 MR. CHAFIN: This is Lonnie Chafin.

6 I'm Executive Director of the Community

7 Development Corporation of Frankford Group

8 Ministry. I'm here to speak in favor of this

9 urban renewal taking.

10 The strategy here actually arose from a
11 concentrated plan developed by the community five
12 years ago, called "The Frankford Plan," where over
13 60 cosponsoring organizations got together to
14 decide what would be the fate of our neighborhood
15 over the next five years.

16 And we identified the treatment of
17 vacant lots as a priority for ourselves as a -- to
18 remedy short dumping, to remedy kind of the
19 blighting influence of these vacant lots, and to
20 try to change fate of the neighborhood by
21 stimulating new investment and stimulating new
22 opportunities for families to locate into
23 Frankford.

24 This is the largest vacant log within
25 east Frankford. And it was, of course, a priority

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2 for to us develop this lot which is near the White
3 Hall public housing development and near a stable
4 part of the community, kind of filling out what
5 can be the future of Frankford.

6 This is the third phase of new
7 construction within the community. We completed
8 three years ago the Meadow II Project, which built
9 24 new townhouses for sale to low- and
10 moderate-income families.

11 We're beginning construction this
12 summer on the Cloud Street project, which is
13 another four units, also for sale for low- to
14 moderate-income families. And this is two blocks
15 away from the Cloud Street parcel and will be
16 another 15 units of affordable housing.

17 We see in Frankford a strong demand for
18 affordable housing and home ownership
19 opportunities. The mortgage counseling department
20 from the Community Development Corporation
21 Frankford Group Ministry does about 250 closings
22 per year, so we help 250 families buy their first
23 house every year. That's 8 percent of the market
24 in Philadelphia for houses under \$50,000.

25 And so we've experienced a critical

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2 demand for home ownership in our neighborhood, and
3 we view this as a part of stabilizing Frankford
4 and then liberating the working-class
5 neighborhood.

6 I have some --

7 COUNCILMAN KENNEY: Thank you. Sorry.

8 MR. CHAFIN: I have some handouts, if
9 you'd care for them.

10 COUNCILMAN KENNEY: Please. The
11 Sergeant-At-Arms will get them for you.

12 MR. CHAFIN: The handouts are mostly
13 the maps that Mr. Eisenstat's already shared with
14 you. But in addition, there are a drawing of the
15 buildings as they would appear after construction
16 and a floor plan of the (unintelligible).

17 They are twin buildings meant to reduce
18 density, four bedrooms for larger families, and
19 are affordable. We anticipate sales prices of
20 about 45 to \$50,000.

21 COUNCILMAN KENNEY: And what's the --
22 your time frame for completion? When do you
23 expect to be done?

24 MR. CHAFIN: We hope that we can get
25 through City Council -- get City Council's

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2 permission to initiate the taking this spring, and
3 we think then the final -- the transfer of the
4 property from the City to the transfer CDC will be
5 in September or October of this year, in which
6 case we can begin construction.

7 I'm more aggressive than perhaps the
8 RDA, but we can begin construction as soon as we
9 get that land, which I would anticipate to be
10 early spring, February of 1999.

11 COUNCILMAN KENNEY: And as you
12 testified, this is home ownership?

13 MR. CHAFIN: Yes, sir.

14 COUNCILMAN KENNEY: Are there
15 restrictions on individuals who, once they buy,
16 would have the ability to convert that into some
17 type of rental unit?

18 For example, if I purchased the house
19 under your program and, two years from now,
20 decided to move, retain ownership, and use it as
21 rental property, would I be able to do that?

22 MR. CHAFIN: The RDA has a second
23 mortgage on the property that requires the
24 property to be owner-occupied for 20 years.

25 COUNCILMAN KENNEY: Okay. Do any

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2 members have questions?

3 Councilmember Cohen?

4 COUNCILMAN COHEN: Could there be an
5 arrangement for their sale under certain
6 circumstances?

7 MR. CHAFIN: I'm sorry?

8 COUNCILMAN COHEN: Suppose there's a
9 need which develops that requires the sale of the
10 property. Is that permitted?

11 MR. CHAFIN: Yes, sir, it's permitted.
12 The stricture is that the sale would have to go to
13 an income-qualified family. So if the one who
14 purchased the property also qualifies for the
15 second mortgage, the transfer is allowed, but the
16 property will have to remain affordable for 20
17 years.

18 COUNCILMAN COHEN: What are the income
19 limitations?

20 MR. CHAFIN: Well, it depends on family
21 size. It's 80 percent of median family income.
22 And so I think that for a family of four, the
23 income would be 35,000 a year. Does that sound
24 right, Noel?

25 MR. EISENSTAT: Approximately.

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2 MR. CHAFIN: Approximately. It depends
3 on how big your family is how much income you can
4 have.

5 COUNCILMAN COHEN: Now, you referred to
6 a 24-unit development that took place last year?

7 MR. CHAFIN: Finished in 1995, yes,
8 sir.

9 COUNCILMAN COHEN: In 1995. How did
10 the sales of that go?

11 MR. CHAFIN: Vigorous. We had over 350
12 people -- families apply for the 24 houses.

13 COUNCILMAN COHEN: How were they
14 selected, the successful families?

15 MR. CHAFIN: We had four criteria. We
16 would use a different selection process for these
17 houses, but we had four criteria.

18 One is that each family had to receive
19 bank financing for the acquisition so --

20 COUNCILMAN COHEN: Had to receive. . .?

21 MR. CHAFIN: They must qualify for a
22 bank mortgage, so they would have to have
23 pre-approval from a bank in order to be
24 considered.

25 And then they were considered to their

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2 contribution to the neighborhood. Do they
3 volunteer in the neighborhood? Are they active in
4 the community? Do they have family in the
5 community?

6 Family size. We wanted people who
7 could use all the bedrooms that we had
8 established.

9 And I can't remember the fourth one --
10 it was a while ago -- I'm sorry to say.

11 COUNCILMAN COHEN: Have there been any
12 complaints about any families not being able to
13 acquire homes who wish to?

14 MR. CHAFIN: Well, it's -- a very
15 strong strategy for us is to bring new housing
16 opportunities for the folks in the neighborhood.
17 We think that there are many houses in the
18 neighborhood that require too much fix-up for
19 families starting out. Frankford historically has
20 been a neighborhood for families to get their
21 first house and to start and to build up equity
22 and to build stability for their own families.

23 So we've seen a critical demand for
24 folks in new housing opportunities within the
25 neighborhood, and we think this is a very strategy

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2 investment not only in --

3 COUNCILMAN COHEN: Well, sounds very,
4 very interesting. I'm just trying to see some of
5 the parameters. I mean, what happens if a family
6 gets rejected? I must assume that if you have
7 many more applicants than you have units available
8 --

9 MR. CHAFIN: Right.

10 COUNCILMAN COHEN: -- that some
11 families must get disappoint if they're not
12 accepted. Who makes the decision? Is it the
13 Community Development Corporation?

14 MR. CHAFIN: In this project, the
15 process is -- everyone who applies is directed
16 immediately to our mortgage counseling program to
17 assist them in qualifying for a bank mortgage.

18 And we have very good relationships
19 with bankers, so we know which bank will have a
20 greater appetite for each family; which bank will
21 accept people without credit, say; or which banks
22 will accept families with lower down payments or
23 lower savings. And so we can strategize in
24 finding the bank most likely to approve a certain
25 family for a house.

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2 Once that family is approved for a
3 mortgage, these houses are on first-come-first-
4 served basis. So the first one who is approved
5 for a mortgage will get to choose which unit they
6 would like to occupy.

7 COUNCILMAN COHEN: Did you say
8 something in your general statement about the
9 Group Ministry creating 250 housing units a year?

10 MR. CHAFIN: We helped 250 families buy
11 their first house, and these were houses available
12 on the market; these weren't houses we developed.

13 COUNCILMAN COHEN: I think that's a
14 tremendous record. I'm stunned by the number.
15 How many years is that record?

16 MR. CHAFIN: We've been able to do that
17 for the last four years -- 220 to 250 each year
18 for the last four years.

19 COUNCILMAN COHEN: So that it's close
20 to a thousand houses.

21 MR. CHAFIN: This year we'll celebrate
22 our thousandth house, yes, sir.

23 COUNCILMAN COHEN: Well, I just think
24 that's an amazing -- Mr. Eisenstat, is there any
25 other group in the City that's performed to that

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2 degree?

3 MR. EISENSTAT: I would suggest that
4 question to Mr. Kromer. His office oversees the
5 housing counseling groups. There are a number of
6 groups. I would never say one is better than the
7 other, but there are three or four CDCs that have
8 active counseling programs. You'll hear from
9 another one shortly. And I would describe this
10 more as a baby contest than to describe which
11 one's better than the other.

12 COUNCILMAN COHEN: But this seems to be
13 a pretty outstanding --

14 MR. EISENSTAT: It is rather
15 substantial. It makes a big difference in terms
16 of the overall viability of a neighborhood in
17 sustaining home ownership over the years.

18 COUNCILMAN COHEN: And you have a
19 counseling staff?

20 MR. CHAFIN: Yes, sir. I have two
21 counselors and we'll add another one this year.

22 COUNCILMAN COHEN: How is that funded?
23 Is it funded by a grant from OHCD, or is --

24 MR. CHAFIN: A grant from OHCD.

25 COUNCILMAN COHEN: And does your group

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2 obtain any income as a result of these

3 transactions?

4 MR. CHAFIN: No, sir.

5 COUNCILMAN COHEN: So your operating

6 expenses are paid for by OHCD?

7 MR. CHAFIN: From OHCD, right. And

8 it's crucial -- we didn't want to enter into any

9 conflicts of interest, so we don't accept fees

10 from banks or from Realtors or from anyone else,

11 because we really want to be on the side of the

12 home buyer so that their interests are protected

13 through the whole transaction.

14 COUNCILMAN COHEN: Is there a

15 government subsidy involved? Because producing a

16 house for 45 to \$50,000 is itself a kind of

17 miraculous.

18 COUNCILMAN KENNEY: Maybe you ought to

19 work for PHA.

20 (Laughter.)

21 COUNCILMAN COHEN: Sorry.

22 COUNCILMAN COHEN: What's the nature of

23 the government subsidy? Is that coming from a

24 federal or a State grant?

25 MR. EISENSTAT: In this case, it will

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2 either be from a community development block grant
3 or Home Dollars. I believe in this case it will
4 probably be Home Dollars. It's a direct subsidy
5 right down to the differential between the
6 construction costs and the actual first mortgage
7 and equity, otherwise known as "the appraised
8 value."

9 It's hard to estimate what that number
10 is today because we haven't fully designed the
11 houses, and we haven't fully received appraisals.
12 The object is, we continue to do this activity in
13 Frankford over time while still maintaining
14 affordability that there will actually be an
15 increase in the sales prices -- not substantially,
16 but we'd rather see a long incline than a long
17 decline in values.

18 We're still talking about providing
19 units where people will be able to spend less than
20 one third of their income on the housing units,
21 but we do hope that this will help actually
22 appreciate real estate values in the neighborhood.

23 COUNCILMAN COHEN: Whose dollars are
24 the Home Dollars?

25 MR. EISENSTAT: They're City dollars

1 COUNCIL COMMITTEE ON RULES - BILL 980271

2 that come through the Year 24 Community
3 Development Block Grant Program.

4 COUNCILMAN COHEN: So that are they
5 basically -- is the origin federal?

6 MR. EISENSTAT: Yes, they are.

7 COUNCILMAN COHEN: And it goes through
8 the City pipeline?

9 MR. EISENSTAT: Correct.

10 COUNCILMAN COHEN: Directly from
11 federal to the City, or is there a State?

12 MR. EISENSTAT: Directly through the
13 Federal Reserve, at about Fifth and Market, to the
14 City.

15 COUNCILMAN COHEN: Okay, very good.
16 Thank you very much.

17 COUNCILMAN KENNEY: Thank you very
18 much.

19 And, Councilmember, my experience, my
20 direct experience with this organization is that
21 they really do make a stabilizing difference in
22 the community 'cause what they do is they try to
23 find properties that are on the border of a solid
24 neighborhood that's being kind of infiltrated by
25 some of the negativity, and they stabilize that

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2 section.

3 And their homeowners are an extremely
4 diverse group of people of all ethnicities and
5 backgrounds, they're all working people. And it
6 really is one of those programs that make you feel
7 good that government money's involved in it.

8 Just one question for the record, and
9 Councilwoman Verna had mentioned it. What's your
10 grant from OHCD for your staff, how much?

11 MR. CHAFIN: For mortgage counseling?

12 COUNCILMAN KENNEY: Yeah.

13 MR. CHAFIN: It's \$40,000.

14 COUNCILMAN KENNEY: So for three
15 people, it's --

16 MR. CHAFIN: I'm sorry, no, it's
17 \$69,000.

18 COUNCILMAN KENNEY: So for three
19 people, for \$69,000, doing all that work is,
20 again, seemingly money well spent.

21 COUNCILMAN COHEN: One other question.

22 COUNCILMAN KENNEY: Yes.

23 COUNCILMAN COHEN: Is this rehab
24 housing or new construction?

25 MR. CHAFIN: Today we're talking about

1 COUNCIL COMMITTEE ON RULES - BILL 980273
2 new construction housing. We also have a moderate
3 rehabilitation program. We've rehabbed 24 vacant
4 houses also for sale, also for low-income or
5 moderate-income families.

6 And on those jobs, incidently, we're
7 able to do 100 percent of the labor with Frankford
8 workers.

9 COUNCILMAN COHEN: So you use the local
10 people in the community?

11 MR. CHAFIN: Yes, sir.

12 COUNCILMAN COHEN: Well, that's
13 certainly very interesting and very effective,
14 apparently. Thank you.

15 COUNCILMAN KENNEY: Thank you very
16 much. Thank you for your testimony.

17 Is there anyone else in the room to
18 testify on this bill?

19 (No response.)

20 COUNCILMAN KENNEY: Seeing none, we
21 will now move to Bill No. 980273, which is an
22 ordinance amending an ordinance approved June 13,
23 1997, which approved the redevelopment proposal,
24 the urban renewal plan, and the relocation plan of
25 the Redevelopment Authority of the City of

1 COUNCIL COMMITTEE ON RULES - BILL 980273
2 Philadelphia for the redevelopment of the New
3 Kensington-Fishtown Urban Renewal Area, by
4 approving the first amendment of the redevelopment
5 proposal and the first amendment to the urban
6 renewal plan which provide, inter alia, for
7 certain additional land acquisition and provision
8 of certain relocation services, as required by
9 law, for the individuals, families, and business
10 concerns which may be displaced.

11 Mr. Eisenstat, please identify yourself
12 and proceed.

13 MR. EISENSTAT: I would identify myself
14 as Noel Eisenstat. I'm the Executive Director of
15 the City's Redevelopment Authority.

16 I'm here today now to speak on Bill
17 980273. I would describe that as the area known
18 as "Number 2" on the larger map before you; and as
19 you can see, within greater detail, the smaller
20 map as well, known as the "New Kensington Fishtown
21 Urban Renewal Area."

22 The bill before you calls for the
23 acquisition through eminent domain of a total of
24 43 vacant lots. There will be no relocation or no
25 demolition required in any of these parcels.

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2 These parcels will be disposed of as side yards,
3 parking areas, recreation areas, and supplemental
4 open space to the neighborhood property owners.

5 This is the second phase of what is
6 known as the "Open Space Management Pilot
7 Program," which has been a venture of the New
8 Kensington Community Development Corporation, and
9 the Neighborhood Gardeners Association, an
10 affiliate of the Pennsylvania Horticultural
11 Society. As you may recall, last year, at around
12 the same time, City Council passed the first urban
13 renewal proposal in this area, which called for
14 the acquisition of approximately 20 additional
15 properties.

16 Today I have with me John Carpenter,
17 who's the Executive Director of the New Kensington
18 Community Development Corporation as well as
19 approximately a half dozen or so individuals who
20 would be the beneficiary of these various side
21 yards and vacant lots.

22 This is an ongoing program that has had
23 strong support from the City's Office of Housing
24 and Community Development, and it is our real
25 attempt on a neighborhood basis to reuse vacant

1 COUNCIL COMMITTEE ON RULES - BILL 980273
2 properties in an appropriate way with substantial
3 community input.

4 If it's okay, I'd like to have Mr.
5 Carpenter say a few words about the program.

6 COUNCILWOMAN VERNA: Please do, Mr.
7 Carpenter. Identify yourself for the record and
8 continue with your testimony.

9 MR. CARPENTER: My name is John
10 Carpenter. I'm the Executive Director of the New
11 Kensington Community Development Corporation. And
12 I'm here today with nine families to speak in
13 support of Bill No. 980273.

14 New Kensington CDC has worked with
15 dozens of neighbors who are seeking to acquire
16 land adjacent to or near their homes. For many of
17 these families, this legislation represents the
18 last chance to acquire land that they have been
19 taking care of for years.

20 The New Kensington and Fishtown
21 neighborhoods have had hundreds of vacant homes
22 demolished in the past decades. In many cases,
23 the land left behind has no developable value
24 because of its location and small size. Much of
25 this land is off the tax rolls and represents a

1 COUNCIL COMMITTEE ON RULES - BILL 980273

2 significant blight on the community.

3 New Kensington CDC believes that this
4 land is best used by its adjacent neighbors,
5 allowing a reduction in the density of the
6 neighborhood and greater amenities for those homes
7 that remain. A yard creates a cool oasis in a hot
8 city and allows children and families to enjoy a
9 protected play space away from the street.
10 Families and older residents enjoy the opportunity
11 to garden or sit in the shade.

12 The 43 parcels of land in this package
13 will be given to more than 29 families and New
14 Kensington CDC and will be used mostly for side
15 yards, backyards and gardens. Some will be used
16 for off-street parking. All of it is land that
17 has been abandoned by its previous owners; and in
18 many cases, the land has been taken care of by the
19 neighbors who have now applied for the property
20 through this program.

21 On behalf of our neighbors, I urge you
22 to support this legislation and help our community
23 become a nicer and greener place to live.

24 I'd like to ask for a moment that the
25 people who are here from New Kensington stand to

1 COUNCIL COMMITTEE ON RULES - BILL 980273

2 demonstrate their support for the program.

3 COUNCILMAN KENNEY: Please.

4 (New Kensington residents stand to
5 demonstrate their support.)

6 COUNCILMAN KENNEY: Thank you very much
7 for your attendance today.

8 MR. CARPENTER: And I'd be happy to
9 answer any questions about the project if you'd
10 like.

11 COUNCILMAN KENNEY: Are there any
12 questions for this witness?

13 (No questions.)

14 MR. EISENSTAT: And we'd just ask for a
15 suspension of the rules concerning this bill.

16 COUNCILMAN KENNEY: At this time of the
17 year, everything gets suspended.

18 MR. EISENSTAT: Okay. I'm still
19 reminded to ask.

20 COUNCILMAN KENNEY: Thank you.

21 MR. CHAFIN: Thank you very much.

22 COUNCILMAN KENNEY: Thank you very much
23 for your testimony.

24 Is there anyone else here to testify on
25 behalf of this bill?

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2 (No response.)

3 COUNCILMAN KENNEY: Bill No. 980326 is
4 an ordinance amending an ordinance approved
5 December 15, 1969, as amended, which approved the
6 redevelopment proposal, the urban renewal plan,
7 and the relocation plan of the Redevelopment
8 Authority for the City of Philadelphia for the
9 redevelopment of the Model Cities Urban Renewal
10 Area, by approving the 21st amendment of the
11 redevelopment proposal, the 13th amendment to the
12 urban renewal plan, and the 14th amendment to the
13 relocation plan, which provide, inter alia, for
14 certain additional land acquisitions and provision
15 of certain relocation services, as required by
16 law, for the individuals, families, and business
17 concerns which will be displaced.

18 MR. EISENSTAT: My name is Noel
19 Eisenstat. I am the Executive Director of the
20 City's Redevelopment Authority. I'm here to speak
21 on Bill 980326. And if you would allow me the
22 opportunity, I'm also here to speak briefly on the
23 subsequent bill, 980327.

24 As you can see by the handout, this is
25 -- I'm here today to speak on a number of land

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2 acquisition --

3 COUNCILMAN KENNEY: I'm confused as to
4 why you're giving me testimony for both? Should I
5 read them both together or --

6 MR. EISENSTAT: If you'd like to, I
7 would appreciate it, but I don't know whether you
8 can or. . . Legally, I don't know your --

9 COUNCILMAN KENNEY: No, I'm just -- are
10 they related?

11 MR. EISENSTAT: Well,, yes. If you
12 look to the handout I've handed, in fact, the
13 reason I point this out is simply that there is an
14 over -- some of the projects overlap in urban
15 renewal areas.

16 COUNCILMAN KENNEY: Fine, okay.

17 MR. EISENSTAT: But both of my
18 testimonies refer to the overlapping, so that
19 simply let me see if I can describe it the
20 following way.

21 COUNCILMAN KENNEY: Fine.

22 MR. EISENSTAT: The first bill, 980326,
23 which can be handled separately actually addresses
24 six different projects. Let me see how my
25 accounting skills are.

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2 The first is the Spring Garden PHA
3 Housing Development, which is the acquisition of
4 five parcels in the Spring Garden section. This
5 is an activity where the Housing Authority is
6 taking the lead to rehabilitate a large number of
7 PHA vacant -- occupied and vacant properties as
8 well as six other vacant properties to be acquired
9 for the rehabilitation of approximately 120 units
10 of affordable rental housing.

11 The Housing Authority, I would say, is
12 in the process of selecting a joint venture of the
13 Spring Garden Civic Association and the Community
14 Builders as the developer of this activity.

15 In this situation, we're here today to
16 talk about the acquisition of five parcels that
17 could otherwise not be acquired on the open
18 market.

19 The second activity is the acquisition
20 of 12 parcels on behalf Community Ventures, Inc.,
21 which is working with the Francisville (ph.) CDC
22 to construct 15 to 20 affordable rental units
23 strictly reserved for senior citizens. This
24 project is utilizing Year 23 funds as well as,
25 hopefully, the use of low-income housing tax

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2 credits. We expect this acquisition to be
3 undertaken at about \$84,000.

4 The next acquisition is another
5 activity of Community Ventures and the
6 Francisville CDC, which is a Year 24 home
7 ownership activity, which is the acquisition of 9
8 parcels, vacant lots, and vacant structures, no
9 relocation for the total of 15 home ownership
10 units.

11 After that, I would note on the 2200
12 block of Berks Street, the acquisition of one
13 vacant building, a two-story building that is, for
14 Project Home, who will be acquiring this project
15 so that it can be rehabilitated, utilizing the
16 Redevelopment Authority's home ownership
17 rehabilitation program.

18 I would then refer you to the
19 acquisition of two vacant lots on the 2600 block
20 of Fletcher Street for an existing business,
21 William J. Donovan Company. This is a project
22 that will provide additional expansion space. I
23 believe some of it to be parking and other
24 expansion of their existing manufacturing
25 facility. The Authority will enter into an

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2 agreement with Donovan directly, as well as
3 certain costs will be funded by the Philadelphia
4 Industrial Development Corporation.

5 I would then note the acquisition of
6 the 1600 block of North Broad Street, nine
7 parcels. This is the area that will overlap the
8 next testimony, and I can speak more to that
9 later.

10 I do have representatives here today
11 from Project Home, Community Ventures, the Spring
12 Garden Civic Association, and the Community
13 Builders.

14 I would suggest maybe if I can answer
15 any questions first and, if necessary, we can
16 identify these individuals, but I don't know if
17 they all need to give testimony or not. That's
18 your call, Council.

19 COUNCILMAN KENNEY: Okay. Thank you
20 very much.

21 Are there any questions for Mr.
22 Eisenstat on the projects?

23 Councilmember Cohen.

24 COUNCILMAN COHEN: With respect to the
25 rental projects you referred to in the Spring

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2 Garden and the Francisville area --

3 MR. EISENSTAT: Yes.

4 COUNCILMAN COHEN: -- they're rental
5 projects.

6 MR. EISENSTAT: Correct, they're all
7 rental units.

8 COUNCILMAN COHEN: Now, who owns them
9 currently?

10 MR. EISENSTAT: Currently, the -- let
11 me first speak to the Francisville project. Today
12 the Francisville project, the ownership of those
13 units today, are 12 vacant properties that will be
14 acquired, and then there will be constructed a new
15 construction facility of 15 to 20 rental units for
16 senior citizens.

17 COUNCILMAN COHEN: And who will own
18 them when that --

19 MR. EISENSTAT: My belief is they will
20 be owned by a limited partnership where the CDC
21 and Community Ventures would act as the general
22 partner or managing partner, and a low-income
23 tax-credit syndication would occur wherein
24 investors would take advantages of the low-income
25 housing tax credits as the limited partner of a

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2 general partnership.

3 COUNCILMAN COHEN: And so would it be a
4 private venture?

5 MR. EISENSTAT: It would be a
6 not-for-profit-owned venture with a for-profit
7 limited -- a limited partner who is taking
8 advantage of the low-income housing tax credits.

9 The project would be subject to a
10 regulatory agreement that would assure rental
11 quality standards, housing quality standards to be
12 met as well as affordability standards to be
13 maintained for the 20 or 30 years of the
14 development.

15 COUNCILMAN COHEN: Would the
16 Philadelphia Housing Authority play any role?

17 MR. EISENSTAT: In this project, no,
18 there would be no role of the Philadelphia Housing
19 Authority.

20 COUNCILMAN COHEN: Is there in any of
21 the projects you mentioned?

22 MR. EISENSTAT: If I had an opportunity
23 -- in discussing the next project you asked
24 about, there is in fact a role of the Philadelphia
25 Housing Authority. That is what I described as

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2 the Spring Garden PHA Housing Development.

3 This is a development of the
4 acquisition of five properties to date through
5 urban renewal, six additional properties which are
6 being acquired by the joint venture of Community
7 Builders and the Spring Garden Civic Association
8 and the conveyance of approximately 30 owned PHA
9 properties.

10 These properties, along with these
11 other properties, will be bundled and redeveloped
12 as part of a mixed financing plan, not unlike the
13 other ongoing PHA rental developments that you may
14 have heard of over the last few years.

15 In this situation, PHA issued a request
16 for proposal -- otherwise known as "an RFP" -- and
17 selected a joint venture of Community Builders and
18 the Spring Garden Civic Association to serve as
19 the community redeveloper of these units.

20 PHA will assure that all of the PHA
21 residents who live in Spring Garden in these
22 effective units will stay and will remain as part
23 of the development while there will be a net
24 increase in total number of tenants because of the
25 vacancies that will be replaced. All of the

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2 public housing tenants here will be provided for
3 rehabilitated units as part of the development.

4 COUNCILMAN COHEN: When you say the
5 existing tenants will be provided for, does that
6 mean they'll continue to live in that area?

7 MR. EISENSTAT: They'll continue to
8 live in that area. They may live in their same
9 unit; or they may, as part of the rehabilitation
10 plan, move to another unit that's being
11 rehabilitated as part of this development.

12 But they will be given the absolute
13 priority to be able to stay within the Spring
14 Garden neighborhood and become part of this new
15 development.

16 COUNCILMAN COHEN: And you say this is
17 done in conjunction with the Spring Garden Civic
18 Association.

19 MR. EISENSTAT: That is correct. The
20 Spring Garden Civic Association and the Community
21 Builders have established a joint venture
22 development entity that will serve as the
23 developer of this development on behalf of
24 effectively the Housing Authority since the bulk
25 of these units are currently in PHA inventory.

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2 And it is envisioned and planned that PHA
3 modernization dollars, as well as annual operating
4 contribution contracts from the Authority will run
5 to a majority, but not all of these units.

6 COUNCILMAN COHEN: Well, is the Spring
7 Garden Civic Association a CDC?

8 MR. EISENSTAT: Yes, it is.

9 COUNCILMAN COHEN: So it's going to
10 play a CDC role?

11 MR. EISENSTAT: Correct, with the
12 talents and expertise of the Community Builders.

13 COUNCILMAN COHEN: All right, thank
14 you.

15 COUNCILMAN KENNEY: Thank you very
16 much.

17 Are there any other questions for Mr.
18 Eisenstat?

19 (No questions.)

20 COUNCILMAN KENNEY: You had indicated
21 in your testimony the number of groups that were
22 here to support these projects and particular
23 bill. Is there anyone here in opposition to this
24 bill? This is Bill No. 980326.

25 (No response.)

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2 COUNCILMAN KENNEY: Okay, thank you
3 very much.

4 We'll now move to Bill No. 980327,
5 which is an ordinance amending an ordinance
6 approved December 22, 1987, which approved the
7 redevelopment proposal, the urban renewal plan,
8 and the relocation plan of the Redevelopment
9 Authority of the City of Philadelphia for the
10 redevelopment of the Cecil B. Moore Avenue Urban
11 Renewal Area, by approving the 4th amendment of
12 the redevelopment proposal, the 4th amendment to
13 the urban renewal plan and the 4th amendment to
14 the relocation plan, which provide, inter alia,
15 for certain additional land acquisition and
16 provision of certain relocation services, as
17 required by law, for the individuals families, and
18 business concerns which will be displaced.

19 Please identify yourself for the
20 record.

21 MR. EISENSTAT: Good afternoon. My
22 name is Noel Eisenstat. I am the Executive
23 Director of the Philadelphia Redevelopment
24 Authority. I'm here today to comment on Bill
25 980327. This is within the Cecil B. Moore Urban

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2 Renewal Area, which is actually located as Section
3 D of -- as an insert really within the Cecil B.
4 Moore area.

5 My testimony speaks today of the
6 acquisition on behalf of four different
7 developments. I would like to actually explain
8 that the first three are all within the urban
9 renewal area of Cecil B. Moore in its totality;
10 and the last, which is the 1600 block Broad Street
11 is not.

12 I'm here to speak first on behalf of
13 the acquisition of 26 vacant properties -- parcels
14 in the blocks 15, 16, 17 and 1800 blocks of Cecil
15 B. Moore Avenue. Five of the 26 parcels are
16 vacant, and the remaining 21 conveying vacant
17 structures. The acquisition of these parcels will
18 be combined with inventory that is already
19 publicly-owned vacant parcels along the corridor.
20 The acquisition is at the request of the Commerce
21 Department and will make these properties
22 available for commercial development, along with
23 Cecil B. Moore Avenue corridor. This acquisition
24 is being funded by the Commerce Department.

25 The next is the acquisition of two

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2 parcels located in an area known as "The Cecil B.
3 Moore Neya Maya (ph.) Development," which is part
4 of the City of Philadelphia's Home Ownership
5 Initiative. Currently 16 units of home ownership
6 are being developed in the 1700 block of North
7 18th Street as part of stage A of the Cecil B.
8 Moore project.

9 The two parcels to be acquired are
10 vacant buildings which will be rehabilitated into
11 single-family home units and incorporated in part
12 of the Home Ownership Zone Project. The estimated
13 cost associated with these acquisitions is
14 approximately \$65,000.

15 And in addition, I would describe the
16 Home Ownership Zone as the areas bounded by
17 Montgomery, North 17th, Master, and North 20th
18 Streets.

19 The next acquisition, as part of this
20 development, are acquisitions of nine parcels on
21 behalf of Women's Christian Alliance for a project
22 known as "The Women's Christian Alliance Charter
23 School." This project involves the construction
24 of a new charter school in the 1800 block of Cecil
25 B. Moore Avenue between Gratz and North 19th

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2 Street.

3 The nine parcels to be acquired will be
4 combined with the publicly -- with the -- with two
5 larger assembled lots sustainable for development
6 for a proposed charter school. The estimated
7 costs of this acquisition is approximately
8 \$150,000, which is funded by the Women's Christian
9 Alliance.

10 The last parcel in this activity in
11 this bill is the remaining parcels of the
12 acquisition of the 1600 block of North Broad
13 Street, located across from -- not far from the
14 Temple Apollo across from the main campus of
15 Temple University.

16 This project consists -- is being
17 acquired at the direction of the City through the
18 Commerce Department and being funded by the City's
19 Commerce Department and certain economic stimulus
20 funds so that the City can undertake the
21 negotiation and selection of an urban retail
22 development on this blocks.

23 This site is a large assemblage. And
24 the Redevelopment Development Authority has
25 already, at the direction of the City, acquired

1 COUNCIL COMMITTEE ON RULES - BILL 980327
2 the former Rite Aid site, otherwise known as 1624
3 to 1636 North Broad Street.

4 There are 29 properties that will be
5 acquired in the Cecil B. Moore Urban Renewal
6 Area. Of these 29 properties, 12 are buildings,
7 17 are vacant lots. Seven of the buildings may
8 require commercial relocation assistance, and two
9 may require residential relocation assistance.

10 These 29 properties will be combined
11 with the 9 properties which are currently being
12 acquired in the Model Cities Urban Renewal Area.
13 The acquisition for these 29 properties is
14 estimated at \$506,000. The project is bounded by
15 Cecil B. Moore Avenue, Broad Street, Oxford and
16 North 15th Street.

17 Those are the acquisitions within the
18 Cecil B. Moore Avenue area.

19 COUNCILMAN KENNEY: Thank you very
20 much.

21 Before we recognize Councilmember
22 Ortiz, we're on the bill after the one you want to
23 comment on, so I just want to make sure if there's
24 any questions on Bill No. 980327 for members of
25 the committee for Mr. Eisenstat.

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2 (No response.)

3 COUNCILMAN KENNEY: There are none. Is
4 there anyone else in the room who wishes to
5 testify on Bill No. 980327?

6 (No response.)

7 COUNCILMAN KENNEY: Seeing none. The
8 Chair recognizes Councilman Ortiz for a comment
9 he'd like to make on a previous bill, Bill No.
10 980326.

11 COUNCILMAN ORTIZ: Thank you, Mr.
12 Chair.

13 I'd just like to comment on the bill
14 related to the Spring Garden properties. This is
15 a bill that, obviously, the community that is
16 affected by the process and the issues that are
17 being discussed here has no knowledge about.

18 There's a situation which has not been
19 discussed by the residents of those scattered-site
20 housing. And I believe that it was tried like
21 three years ago in which, in essence, I believe
22 that this is an attempt to get rid of the last
23 remaining parts of the Latino and other poor
24 communities of the Spring Garden area.

25 I reside there. I've resided there for

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2 the last 22 years. And without having a community
3 discussion, without having a full, full breath in
4 which the community can come together and discuss
5 what this bill implies, what this bill's impact
6 would be just, just like we did three years ago, .

7 Mr. Noel Eisenstat, remember? That
8 when John White brought the community together?
9 All of the people that reside, all the families
10 that resided in those houses were brought to a
11 meeting, and the issues were discussed and what it
12 meant, what were the implications, the process
13 that was going to be done.

14 And on that point, it became very clear
15 that the issue was not just renovation but the
16 removal of poor people from that area, the total
17 gentrification of the Spring Garden area, at the
18 detriment of the current residents there who are
19 poor, working-class; and, in the great majority,
20 Latinos.

21 And so I would like this committee not
22 to go forward with this situation until we have a
23 full community meeting, until the community and
24 the tenants that are going to be impacted by this
25 are informed, and they know the full implications

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2 of what is going to happen.

3 This, again, doing it behind the closed
4 doors, and it's going to be to the detriment.

5 And, like I said, I believe the gentrification,
6 the plan that was begun in the early seventies,
7 the gentrification, the total gentrification of
8 the Spring Garden area.

9 Thank you, Mr. Chairman.

10 COUNCILMAN KENNEY: Thank you very much
11 for your comments.

12 Are there any other questions or
13 comments for Mr. Eisenstat on this bill?

14 Councilmember Cohen.

15 COUNCILMAN COHEN: Just one question,
16 Councilman Ortiz, are you referring to Bills
17 980326 and 980327?

18 COUNCILMAN KENNEY: Just 326.

19 COUNCILMAN COHEN: Just 326 is the one
20 bill.

21 COUNCILMAN ORTIZ: (Inaudible,
22 off-mike.)

23 COUNCILMAN COHEN: Has there been, Mr.
24 Eisenstat, any involvement in the Latino in these
25 discussions?

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2 MR. EISENSTAT: Let me preface my
3 discussion as saying that this is a project that
4 is being undertaken by the Spring Garden Civic and
5 Communities Builders.

6 As it related to the issue of community
7 involvement and making sure that individuals who
8 have lived in these units were well-informed, it
9 is my standing that the Housing Authority, along
10 with the funding of the City's Office of Housing
11 and Community Development, funded a consulting
12 contract to fund an individual to actually
13 undertake this outreach to work with the
14 community, who lives both in the neighborhood but
15 specifically with the PHA residents.

16 And an individual has been hired to
17 serve as their liaison and their facilitator in
18 this matter. It's a gentleman by the name of Dom
19 Molino (ph.), who actually has resided in Spring
20 Garden for a number of years. At one point, I
21 understand -- though I've never met Mr. Molino --
22 he used to work for the City's Department of
23 Licensing and Inspection, and that he has been
24 given the task of coordinating the community
25 aspects with PHA while his contractual

1 COUNCIL COMMITTEE ON RULES - BILL 980326
2 arrangements work through the Office of Housing
3 and Community Development.

4 COUNCILMAN COHEN: Is he here?

5 MR. EISENSTAT: No, he's not. We do
6 have representatives, if you wish to speak with
7 them, from the Spring Garden Civic and from the
8 Community Builders.

9 I would note that the public forum is
10 clearly the appropriate place to discuss this
11 matter, but we're talking about a 120-unit
12 development, and the matter for today is
13 relatively important. But, in scope, I would
14 describe it as the acquisition of five parcels out
15 of a development which entails the rehabilitation
16 and new construction of 120 housing units.

17 COUNCILMAN COHEN: So the bill, 980326,
18 deals with the acquisition of five of the vacant,
19 or are they four vacant?

20 MR. EISENSTAT: All the properties that
21 the Redevelopment Authority has been asked to
22 acquire on behalf of this development are vacant
23 properties. There will be no residential
24 displacement to be caused by this acquisition.

25 COUNCILMAN COHEN: And by whom are they

1 COUNCIL COMMITTEE ON RULES - BILL 980326

2 owned, these five properties?

3 MR. EISENSTAT: They're owned by a
4 spattering of land owners, who have owned these
5 properties for a number of years. Some of these
6 properties are, well, blighted to say the least;
7 as well as some of them are also, well, tax
8 delinquent as well.

9 COUNCILMAN COHEN: Are any of these
10 five owned by the Philadelphia Housing Authority?

11 MR. EISENSTAT: No. The properties
12 owned by the Housing Authority are the other 30
13 properties that I spoke to you about in my
14 testimony that are currently, I would say, the
15 majority of those are -- more than a majority of
16 those are occupied, and that the Housing Authority
17 would go through its process, and is going through
18 its own process of the selection of a redeveloper
19 in the disposition of these properties through a
20 regulatory agreement, not unlike the other
21 developments that PHA is now involved with private
22 ownership and private management.

23 COUNCILMAN COHEN: How would we
24 effectuate the kind of discussions that Councilman
25 Ortiz was speaking about?

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2 MR. EISENSTAT: I think that those --
3 some of -- I have not spoken to Councilman Ortiz.
4 I did have one brief discussion with him a few
5 weeks back about this matter when I knew it was to
6 be posted.

7 I would suggest that, although the
8 Authority can be involved as well as the Office of
9 Housing and Community Development, the bulk of the
10 development issues really sound like PHA tenants
11 and PHA inventory, and I would think that some
12 involved with the PHA staff on Chestnut Street
13 would be advisable as well.

14 This project will also need a series of
15 reviews and approvals from the PHA Board as well.

16 COUNCILMAN COHEN: All right.

17 COUNCILMAN KENNEY: Thank you very
18 much, Councilmember.

19 Is there a representative from the
20 Spring Garden CDC that would like to be on the
21 record on this issue?

22 (Spring Garden representative comes
23 forward.)

24 COUNCILMAN KENNEY: Good afternoon.

25 MR. RUBIN: Good afternoon.

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2 COUNCILMAN KENNEY: Please identify
3 yourself for the record.

4 MR. RUBIN: Allen Rubin (ph.), and I'm
5 a resident of the Spring Garden area and have been
6 since 1968. I'm on the Board of Directors -- it
7 is a five-person board -- of the Spring Garden
8 Community Development Corporation. This is not
9 the Spring Garden Civic Association.

10 Of the five members that are on the
11 board, Justino Navarro (ph.), a long-term resident
12 of the neighborhood and his family has lived in
13 the neighborhood for two generations.

14 Manny Delgado (ph.) is a long-term --
15 he was born in the neighborhood, his father was
16 born in the neighborhood, and his grandfather
17 still lives in the neighborhood, and his
18 grandfather lives on Spring Garden Street in a
19 tower for the elderly. And his family lives in
20 something called "The Spanish Village," which you
21 may be familiar with, which is a 235 or 236
22 program.

23 There are two members out of the five
24 members, one of whom is a secretary basically, and
25 that's her position.

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2 So 50 percent of the active people on
3 that board are Hispanic. And not only that, but
4 they are very well respected, they are very active
5 in the community, and they are very well aware of
6 this proposal.

7 Thank you very much.

8 COUNCILMAN COHEN: You heard Councilman
9 Ortiz's concerns when he spoke. Would there be
10 any problem in developing some kind of dialogue
11 with the folks at PHA so they will know what's
12 ongoing, and we could perhaps win their support?

13 MR. RUBIN: There is no intention here
14 of deceiving anyone.

15 COUNCILMAN COHEN: We understand that.

16 MR. RUBIN: There is a meeting
17 scheduled. The tenants in PHA have been informed
18 and misinformed on this issue for a number of
19 years by individuals, both private and in
20 government. And that, unfortunately, continues.
21 There have been people going door to door, trying
22 to explain the nature of this proposal.

23 And why the Councilman has his
24 position. I have known him 30 years. He used to
25 live at 22nd and Mt. Vernon. He now lives in

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2 Francisville. I don't know if he has an objection
3 to the Francisville proposal where he lives, but
4 he seems to be objecting to ours. I don't think
5 he's familiar with the Spring Garden CDC, and --

6 COUNCILMAN COHEN: Well, that's the
7 reason I would like to see a discussion.

8 MR. RUBIN: I will try to explain to
9 him. From this location, I will try to go to his
10 office and explain to him who's on the Community
11 Development Corporation. I don't know if it will
12 do any good or not, but I certainly will explain
13 the --

14 COUNCILMAN COHEN: Well, we need more
15 than who's on the board. What we need is how do
16 we give reassurance to folks in the PHA unit that
17 this is not a part of gentrification process
18 aiming at displacing them.

19 MR. RUBIN: Well, I've heard -- I mean,
20 I've lived there for a number of years. This
21 neighborhood has been stable for many years. I
22 mean, in the sixties, I heard the word
23 "gentrification," but I haven't heard it recently
24 till today.

25 COUNCILMAN COHEN: It's not been heard

1 COUNCIL COMMITTEE ON RULES - BILL 980326

2 of for some years now.

3 (Speakers talking over each other;
4 dialogue unintelligible at this point.)

5 MR. RUBIN: Well, there are things that
6 have come up from time. I do not believe that
7 this proposal will change the economic or the
8 racial configuration of Spring Garden at all.

9 COUNCILMAN COHEN: But you wouldn't
10 have any objection to there being discussions at a
11 public meeting where if they have questions --

12 MR. RUBIN: I believe there's a meeting
13 scheduled. There have been people going door to
14 door, hired by the Philadelphia Housing Authority
15 explaining this, and I believe there is a meeting
16 scheduled --

17 COUNCILMAN COHEN: Well, the Public
18 Housing Authority is not in a position where it
19 exercises much confidence in its actions, you
20 know. There's a great deal of internal division.

21 So I don't know what the impact is of
22 Philadelphia Housing employees, you know, going
23 anywhere. It's kind of in turmoil. There's a new
24 director, there's a lot of question about the new
25 director. He has some support, he has a lot of

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2 opposition. And, in general, we've had hearings
3 that concern PHA policies. And there was a broad
4 -- you know, differences of opinion about that.

5 But what I'm talking about is, is there
6 any way that there can be a kind of community
7 discussion so that questions that are hidden can
8 be raised out in the open and efforts can be made
9 to deal with them so that this development, you
10 know, if justified, can move forward with
11 everybody's support rather than being, you know,
12 an object of suspicion by some folks.

13 That's all I'm aiming at trying to do.
14 How do we get it discussed and questions
15 answered.

16 MR. RUBIN: It is my understanding that
17 there is a meeting scheduled for tomorrow evening
18 at the church on Spring Garden and 18th. That is
19 my understanding.

20 Now, whether or not the notices have
21 gone out, they were requested that the
22 Philadelphia Housing Authority send those notices
23 out or deliver them. And I assume that they have
24 done that.

25 COUNCILMAN COHEN: Well, as I say, I

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2 don't --

3 MR. RUBIN: And if they have not done
4 that, then there won't be a meeting and then we
5 will have to reschedule it with private people
6 making those announcements.

7 COUNCILMAN COHEN: Well, that's what
8 I'm suggesting. It would be much healthier,
9 maybe, if the CDC took the initiative, you know,
10 or some private citizens took the initiative.

11 MR. RUBIN: If the meeting is not
12 well-attended tomorrow evening with
13 representatives of the community, of the entire
14 community of those people who are affected -- and
15 the people affected are the entire community. And
16 if they are not present in significant numbers,
17 then that will have to be addressed in a different
18 way, and I certainly agree with you on that.

19 COUNCILMAN COHEN: All right. Thank
20 you very much.

21 COUNCILMAN KENNEY: Thank you very much
22 for your testimony. Sir, you look like you'd like
23 to something.

24 (Mr. Rubin indicates no.)

25 COUNCILMAN KENNEY: No? Okay, thank

1 COUNCIL COMMITTEE ON RULES - BILL 980330

2 you very much.

3 Is there anyone else to testify?

4 (No response.)

5 COUNCILMAN KENNEY: Thank you. We'll
6 now move to Bill 980330, which is an ordinance
7 amending an ordinance, approved December 15, 1969,
8 as amended, which approved the redevelopment
9 proposal, the urban renewal plan, and the
10 relocation plan of the Redevelopment Authority of
11 the City of Philadelphia for the redevelopment of
12 Grays Ferry Urban Renewal Area, by approving the
13 eighth amendment of the redevelopment proposal and
14 the urban renewal plan, which provide, inter alia,
15 for the expansion of the northwestern boundary to
16 36th Street between Wharton Street and Grays Ferry
17 Avenue, certain additional land acquisition; and
18 provision of certain relocation services, as
19 required by law, for the individuals, families,
20 and business concerns which will be displaced.

21 Please identify yourself for the record
22 and proceed.

23 MR. EISENSTAT: Good afternoon let me
24 introduce myself. My name is Noel Eisenstat. I
25 am the Executive Director of the Philadelphia

1 COUNCIL COMMITTEE ON RULES - BILL 980330
2 Redevelopment Authority. I'm here to speak on
3 Bill 980330, which is the eighth amendment to the
4 Grays Ferry amended urban renewal area and
5 redevelopment area.

6 This activity, which is before you is
7 part of the redevelopment proposal, is to acquire
8 one blighted property at 1201 South 35th Street to
9 old railroad rights-of-way at 1201 South 35th
10 Street and 1201 South 36th Street for the proposed
11 new construction of future commercial and
12 industrial reuses.

13 This will also help keep in
14 Philadelphia the DuPont Marshall Laboratories
15 facility, which is located across from Grays Ferry
16 Avenue and its workforce of approximately 400
17 employees.

18 The boundaries of the extended renewal
19 area are Wharton Street from 32nd to 36th Street,
20 36th Street to Grays Ferry Avenue, and Grays Ferry
21 Avenue along 31st Street.

22 The Redevelopment Authority is not
23 proposing to acquire any residential properties in
24 this area. I would note that 1201 South 35th is
25 occupied by a mixed-use commercial business. It

1 COUNCIL COMMITTEE ON RULES - BILL 980330
2 is a blighting influence on the gateway to the
3 City and attracts a series of traffic -- causes
4 some -- there's some issues of traffic and parking
5 congestion on the site.

6 The Redevelopment Authority is
7 initiating this process on behalf of the City's
8 Commerce Department and will be utilizing funds
9 made available from the Commerce Department to
10 undertake this activity.

11 With me today is Stephen Mullin, the
12 City's Commerce Director.

13 COUNCILMAN KENNEY: Please identify
14 yourself for the record and proceed.

15 MR. MULLIN: Thank you and good
16 afternoon. My name is Stephen Mullin. I'm the
17 Director of Commerce for the City of Philadelphia,
18 and I'd like to offer a bit of testimony to
19 augment what Mr. Eisenstat mentioned and to
20 recommend support of this particular bill.

21 Over the last year -- actually about
22 last spring, a little bit more than a year, the
23 Commerce Department has been working along with
24 the Redevelopment Authority Planning Commission,
25 and the Mayor's office, and Councilwoman Verna's

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2 office to improve and develop the industrial area
3 of Grays Ferry west of 34th Street.

4 Our efforts began in earnest last
5 spring when we were made aware of possible closure
6 of the DuPont Marshall Labs and its threatened
7 relocation to a newer plan in Virginia.
8 Fortunately, we have been successful in retaining
9 Dupont, with nearly 400 jobs, and they are
10 actually expanding at the plant there.

11 One of DuPont's critical concerns has
12 been the blighted area around its labs. The
13 blight in the neighborhood has been detrimental
14 not only to DuPont's image but the attraction of
15 good employees to its Grays Ferry site. The
16 Marshall Labs site has been working to attract
17 other DuPont operations from locations outside the
18 City, with the understanding that the City would
19 work to improve the surrounding conditions.

20 The passage of Bill 980330, approving
21 the expansion of the Grays Ferry Urban Renewal
22 Area and allowing additional land acquisition will
23 allow the City to continue in moving the blighted
24 industrial and commercial properties affecting
25 DuPont and the surrounding neighborhood. The

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2 improvement of the area also will make way for
3 additional development.

4 Positive discussions have taken place
5 within the community and with the development
6 officials about a possible light industrial
7 technology park, which would complement the DuPont
8 development and complement the University City
9 Science Center across the river. The development
10 of the technology park has the potential to create
11 hundreds of much-needed jobs for residents of not
12 only the Grays Ferry neighborhood, but of the
13 entire City.

14 And I do also want to add a note.
15 There is a -- this area actually looks almost like
16 a crescent or a horse shoe along the Schuylkill
17 River, and actually literally goes literally
18 underneath the Grays Ferry Bridge. There is a
19 pocket of residential that sort of fits right in
20 the crescent.

21 On all of our plans and any of the
22 discussions that we've had, we do not intend to
23 look at taking any residential properties at all.
24 In fact, we do believe that this is sort of --
25 this is, in one sense, the edge of a neighborhood

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2 that has been completely and utterly blighted.

3 The two particular parcels here, one is
4 literally the entrance the Grays Ferry corner
5 there. You can see it from the highway. There's
6 an old grain elevator with a rusted dilapidated
7 super structure, and various businesses operating
8 sort of operating off of the side of the
9 property.

10 And the two other parcels are
11 essentially old railroad right-of-way's that used
12 to run along Grays Ferry Avenue that have
13 virtually no use now. They've been used for
14 access parking for commercial businesses there.

15 COUNCILWOMAN Verna: Thank you,
16 gentlemen. I think you know the amount of
17 meetings that we have had concerning this issue.
18 I guess I know that you've said it. I just want
19 you to say it one more time and make it eminently
20 clear that we do not intend, do not intend to take
21 any residential properties for condemnation in
22 this bill.

23 MR. EISENSTAT: There will be no
24 residential relocation as part of this bill. The
25 only acquisition that is a part of this bill is

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2 either vacant property or one existing blighting
3 commercial property.

4 There are no residential units in this
5 bill identified for taking. And, therefore, this
6 bill will not result in any residential
7 displacement.

8 COUNCILWOMAN Verna: Thank you.

9 MR. EISENSTAT: You're welcome.

10 COUNCILMAN KENNEY: Thank you very
11 much.

12 Are there any other questions for these
13 witnesses?

14 (No questions.)

15 COUNCILMAN KENNEY: Thank you.

16 Is there anyone else to testify on this
17 bill?

18 (No response.)

19 COUNCILMAN KENNEY: Thank you very
20 much.

21 We will now move to Bill No. 980331,
22 which is an ordinance approving the redevelopment
23 proposal of the Redevelopment Authority of the
24 City of Philadelphia for the redevelopment of a
25 portion of the Point Breeze East Redevelopment

1 COUNCIL COMMITTEE ON RULES - BILL 980331
2 Area; Point Breeze East Urban Renewal Area being
3 the area generally bounded by the southerly side
4 of Washington Avenue on the north, the westerly
5 side of Broad Street on the east, the northerly
6 side of Moore Street on the south, and the
7 easterly side of 20th Street on the west;
8 approving the urban renewal plan and determining
9 that such plan and redevelopment proposal conform
10 to the general locality plan and make adequate
11 provisions for individuals, business concerns, and
12 families who are displaced; determining the
13 necessity for changes in and for zoning, streets,
14 alleys, public ways, street patterns, location,
15 and relocation of public utilities; determining
16 that the urban renewal plan and the redevelopment
17 proposal prohibit discrimination because of race,
18 color, creed, sex, sexual orientation, national
19 origin, ancestry, or handicap; declaring that
20 condemnation is not imminent with respect to the
21 project, except as otherwise expressly provided
22 for in the proposal; and declaring the
23 redevelopment undertakings in the project to be an
24 important part of the City's program to remove and
25 prevent the spread of urban blight.

1 COUNCIL COMMITTEE ON RULES - BILL 980331

2 Please identify yourself for the
3 record.

4 MR. EISENSTAT: Good afternoon. Let me
5 introduce myself. My name is Noel Eisenstat. I
6 am the Executive Director of the Philadelphia
7 Redevelopment Authority.

8 I'm here to speak on the Point Breeze
9 East Urban Renewal Area. As a point of reference,
10 the handout I handed out earlier, we're now at
11 letter G. It is otherwise described on the large
12 map here of the City and the smaller map further
13 to your left.

14 Today's activity is the acquisition in
15 the Point Breeze Redevelopment Area, an area
16 generally bounded by Washington Avenue to the
17 North, Broad Street to the east, Moore Street to
18 the south, and 20th Street to the west.

19 It will authorize the acquisition of
20 six properties. The properties to be acquired
21 will be developed through a combination of
22 rehabilitation. In particular five of the
23 property within this list are vacant structures
24 that will be rehabilitated for home ownership; as
25 well as the acquisition of a sixth property, a

1 COUNCIL COMMITTEE ON RULES - BILL 980331
2 vacant lot that will be made available for new
3 construction of a rental project primarily
4 focussed for senior citizens.

5 The development of this land is, in
6 part, a result of the Point Breeze strategic plan,
7 which was prepared by the Point Breeze Community
8 Development Corporation. The community support
9 and the possibility of substantial development
10 were influential factors in selecting this site
11 for redevelopment.

12 There are a number of individuals here
13 today on behalf of the project. You may, Council
14 Chairperson, you may wish to ask those folks to
15 identify themselves. I know a number of them are
16 in the audience, and you --

17 COUNCILMAN KENNEY: Do you have their
18 names?

19 MR. EISENSTAT: Yes, I do.

20 COUNCILMAN KENNEY: Okay, good.
21 Gentlemen, would you like to come forward.

22 Good afternoon please identify yourself
23 for the record.

24 MR. WOODLAND: Good afternoon. My name
25 is Kelly Woodland (ph.), and I'm the Executive

1 COUNCIL COMMITTEE ON RULES - BILL 980331
2 Director with 18th Street Development Corporation.
3 And I'm President of the Point Breeze Community
4 Development Coalition.

5 COUNCILMAN KENNEY: And you're here
6 today in support of this legislation?

7 MR. WOODLAND: Yes, I'm here today in
8 support of this legislation. Approximately three
9 years ago, myself and several neighbors.
10 clergymen, and other service providers in Point
11 Breeze met with Councilwoman Anna Verna and OHCD
12 Director John Kromer with regard to housing
13 development issues in Point Breeze.

14 Since that time, one of the things that
15 was you urged at that meeting was to develop a
16 neighborhood-wide strategic plan to address that
17 issue. We went back to the community, organized
18 them, and coordinated a neighbor-driven community
19 development strategic plan that was completed
20 about a year ago.

21 Today, this legislation is one step in
22 the, you know, in implementing and executing the
23 vision of that strategic plan, so we're definitely
24 in support of it. It would increase the capacity
25 of other organizations -- other housing

1 COUNCIL COMMITTEE ON RULES - BILL 980331
2 organizations in Point Breeze to make a difference
3 regarding housing and other opportunities.

4 COUNCILMAN KENNEY: Thank you very
5 much.

6 Sir, would you like to add anything?

7 MR. BROWN: Yes.

8 COUNCILMAN KENNEY: Please identify
9 yourself for the record.

10 MR. BROWN: Okay. Good afternoon. My
11 name is Alfred M. Brown. I'm the Executive
12 Director of the Point Breeze Performing Arts
13 Centers Point CDC. We are a CDC as well. And I'm
14 also a resident within the community.

15 And we at the Point CDC facilitated
16 this strategic plan over the process of it getting
17 done, so we're here to support it. It's exactly
18 what we need to keep the process going.

19 COUNCILMAN KENNEY: Thank you very much
20 for taking the time to come in.

21 Councilmember Verna, do you have
22 anything to --

23 COUNCILWOMAN VERNA: Yes, Mr.
24 Chairperson.

25 I simply would like to publicly thank

1 COUNCIL COMMITTEE ON RULES - BILL 980331

2 Mr. Woodland and Mr. Brown for all of the work,
3 time, and energy that they have put into the
4 strategic plan. And I think that your work will
5 prove to be very fruitful when you see us finally
6 completing first stage of all the work that you've
7 done. Thank you.

8 MR. BROWN: Thank you.

9 COUNCILMAN COHEN: (Inaudible,
10 off-mike.)

11 . . . we would welcome them to continue
12 this kind of activity, actually to initiate it.

13 COUNCILMAN KENNEY: Well, you can't
14 have -- no trade clauses in there, Councilmember.

15 COUNCILMAN COHEN: That's right, okay.

16 COUNCILMAN KENNEY: Thank you.

17 COUNCILMAN COHEN: Thank you.

18 COUNCILMAN KENNEY: Is there anyone
19 else to testify on these bills?

20 Yes, Mr. Eisenstat, is there something
21 you want to add?.

22 MR. EISENSTAT: If I could just further
23 add to my testimony that in addition to these
24 parcels that are primarily on South 35th and 36th
25 Streets, I would also note that there is one also

1 COUNCIL COMMITTEE ON RULES - BILL 980331

2 -- one additional parcel which is within the bill
3 and within the plan, which in my testimony, I
4 forgot to mention, which is the acquisition of
5 2733 Seer Street.

6 The 2700 block of Seer Street is a
7 block that the City's Housing and Community
8 Development had directed and is undertaking
9 through the Philadelphia Housing Development
10 Corporation, a model block redevelopment plan.

11 This is a property that was originally
12 occupied when that started some time ago. And now
13 that the fact that this building is vacant, we
14 wish to incorporate that into this development. And
15 my testimony should reflect that as well.

16 COUNCILMAN KENNEY: Thank you.

17 MR. EISENSTAT: I have no other
18 testimony, and a waiver of the rules.

19 COUNCILMAN KENNEY: On this bill?

20 MR. EISENSTAT: Yes.

21 COUNCILMAN KENNEY: Okay. Is there
22 anyone else here to testify on this bill?

23 (No response.)

24 COUNCILMAN KENNEY: Seeing none, we
25 will now do Bill No. 9803 -- yes?

1 COUNCIL COMMITTEE ON RULES - BILL 980335

2 MR. EISENSTAT: I would also note for
3 the record that there were also some small
4 addendum corrections to certain legal
5 descriptions, which will be incorporated as part
6 of today's hearings, as it related to the parcels
7 on 35th and 36th Street.

8 COUNCILMAN KENNEY: But are not issues
9 that are needed to amend this bill?

10 MR. EISENSTAT: Correct.

11 COUNCILMAN KENNEY: Okay. Are you
12 done?

13 MR. EISENSTAT: I'm done, sorry.

14 COUNCILMAN KENNEY: Thank you. Are you
15 sure? You promise?

16 MR. EISENSTAT: Never.

17 COUNCILMAN KENNEY: Okay, good.

18 We will now do Bill No. 980335, which
19 is an ordinance amending an ordinance proved
20 August 30, 1965, as amended, which approved the
21 redevelopment proposal, the urban renewal plan,
22 and the relocation plan of the Redevelopment
23 Authority of the City of Philadelphia for the
24 redevelopment of the Center City Redevelopment
25 Area, Franklin Urban Renewal Area, by approving

1 COUNCIL COMMITTEE ON RULES - BILL 980335
2 the third amendment of the Redevelopment proposal
3 and the fourth amendment to the urban renewal
4 plan, which provided, inter alia, for the
5 expansion of the southwestern boundary to Ridge
6 Avenue, between Charlton Street and Wood Street,
7 the establishment of a mixed-land use category and
8 related controls for the block generally bounded
9 by Ridge Avenue, Charlton Street, Ninth Street,
10 and Wood Street; a revision in the commercial-land
11 use category to permit local retail and corner
12 store reuses; and a modification to exclude the
13 mixed-use category from the provisions of the
14 Industrial/Public/Commercial regulations for
15 certain additional lands acquisitions.

16 Please identify yourself for the
17 record.

18 MR. EISENSTAT: Good afternoon. Let me
19 introduce myself. My name is Noel Eisenstat. I
20 am the Executive Director of the Philadelphia
21 Redevelopment Authority.

22 I'm here to provide testimony on bill
23 980335, which has already been read into the
24 record and described as an amendment to the Center
25 City Redevelopment Area, Franklin Town Urban

1 COUNCIL COMMITTEE ON RULES - BILL 980335

2 Renewal Area.

3 Let me explain this development as the
4 amendment involves the acquisition of a total of
5 11 properties. These 11 properties will be
6 conveyed to an entity under the control of the
7 Philadelphia Chinatown Development Corporation,
8 which will acquire these properties to construct
9 12 units for home ownership.

10 I would note that this project is
11 consistent and follows from the -- let me describe
12 also that these 11 properties are 9 vacant lots, 1
13 unused easement, and 1 vacant structure that will
14 be acquired. The site is located across from
15 Ninth Street from the newly-constructed 51-unit
16 housing development, which was just completed by
17 the Philadelphia Chinatown Development
18 Corporation.

19 It will further alleviate the blighting
20 influence that has been known to this part of the
21 City.

22 If you have any questions, I'd be happy
23 to answer. As well as you can see, Ms. Cecilia
24 Yep is here, the Executive Director of the
25 Philadelphia Chinatown Development Corporation.

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2 COUNCILMAN KENNEY: Thank you very

3 much.

4 Councilman DiCicco.

5 COUNCILMAN DICICCO: Thank you, Mr.

6 Chairman.

7 Mr. Eisenstat, I want to be certain.

8 The properties we're speaking to will take care of
9 all of the properties that we have been looking at
10 probably before the ribbon-cutting at the Hing Wah
11 Yu (ph.), but it's everything across the street
12 from Holy Redeemer or no?

13 MR. EISENSTAT: Not everything.

14 COUNCILMAN DICICCO: Are the two
15 properties that are occupied on this chart here?

16 MR. EISENSTAT: We will not be taking
17 the occupied properties at this time.

18 COUNCILMAN DICICCO: But there's
19 another -- they're being addressed by the
20 Department of Licenses and Inspections, I believe,
21 right?

22 MR. EISENSTAT: (Response
23 unintelligible.)

24 COUNCILMAN DICICCO: So with the
25 exception of those two, I think it's 913 and 911,

1 COUNCIL COMMITTEE ON RULES - BILL 980335

2 everything else.

3 MR. EISENSTAT: That's my secondhand
4 understanding, that is correct.

5 COUNCILMAN DICICCO: Okay, thank you.
6 Thank you, Mr. Chairman.

7 COUNCILMAN KENNEY: Please identify
8 yourself for the record and proceed.

9 MS. PHAM: Okay. Good afternoon, Mr.
10 Chairman, and the committee.

11 COUNCILMAN KENNEY: Good afternoon.

12 MS. PHAM: My name is Sophia Pham,
13 P-H-A-M. I'm the Director of Development with the
14 Chinatown -- with the Philadelphia Chinatown
15 Development Corporation. We're here in support of
16 Bill Number 980335.

17 PCDC has a track record of developing
18 affordable housing in Chinatown. For a number of
19 years already, since our inception in 1969, PIDC
20 has developed over 200 units of affordable
21 housing, and we want to continue to do that. And
22 it is imperative today that we get those blighted
23 properties into development and continue to meet
24 the critical shortage of housing in that area and
25 continue to strengthen the Chinatown North area,

1 COUNCIL COMMITTEE ON RULES - BILL 980335

2 where we have just completed the 51-unit new
3 housing.

4 COUNCILMAN KENNEY: Okay. Thank you
5 very much.

6 Are there any questions for this
7 witness?

8 (No questions.)

9 COUNCILMAN KENNEY: Miss Yep, would you
10 like to offer any testimony?

11 MS. YEP: No, except to say, as usual,
12 I'm in support of this, anything to improve the
13 conditions of the Chinatown community. And this
14 is the only -- the next blighted area, Phase II of
15 a comprehensive plan.

16 COUNCILMAN KENNEY: Could you do me a
17 favor. We know you, but could you please identify
18 yourself for the stenographer's purpose.

19 MS. YEP: Oh, I'm sorry. I'm Cecilia
20 Yep, Y-E-P, Executive Director of the Philadelphia
21 Chinatown Development Corporation.

22 COUNCILMAN KENNEY: Great. Thank you
23 for your patience and waiting this long.

24 Is there anything else? I'm sorry, is
25 there something you'd like to add?

1 COUNCIL COMMITTEE ON RULES - BILL 980332

2 MS. YEP: Yes. Can we waive the
3 rules?

4 COUNCILMAN KENNEY: It's done. Thank
5 you.

6 Is there anyone else to testify on this
7 bill?

8 (No response.)

9 COUNCILMAN KENNEY: Thank you.

10 We will now move to Bill No. 980332,
11 which is an ordinance approving the redevelopment
12 proposal of the Redevelopment Authority of the
13 City of Philadelphia for the redevelopment of a
14 portion of the Sarah Allen Redevelopment Area,
15 Sarah Allen Urban Renewal Area, being the area
16 generally bounded by the centerline of Westminster
17 Avenue on the north, the centerline of 40th Street
18 on the east, the centerline of Aspen Street on the
19 south, and the centerline of Lancaster Avenue and
20 Holly Street on the west; approving the urban
21 renewal plan and determining that such plan and
22 redevelopment proposal conform to the general
23 locality plan and make adequate provisions for
24 individuals, business concerns, and families who
25 are displaced; determining the necessity for

1 COUNCIL COMMITTEE ON RULES - BILL 980332
2 changes in and for zoning, streets, alleys, public
3 ways, street patterns, location, and relocation of
4 public utilities; determining that the urban
5 renewal plan and the redevelopment proposal
6 prohibit discrimination because of race, color,
7 creed, sex, sexual orientation, national origin,
8 ancestry, or handicap; declaring that the
9 condemnation is not imminent with respect to the
10 project, except as otherwise expressly provided
11 for in the proposal; and declaring that the
12 redevelopment undertakings in the project to be an
13 important part of the City's program to remove and
14 prevent the spread of urban blight.

15 Please identify yourself for the record
16 and proceed.

17 MR. EISENSTAT: Good afternoon. My
18 name is Noel Eisenstat, I'm the Executive Director
19 of the Redevelopment Authority of the City of
20 Philadelphia.

21 I'm here to speak on the Sarah Allen
22 Urban Renewal Area. I would also describe this
23 has another project not unlike the Cecil B. Moore
24 Model Cities project that will abut two urban
25 renewal areas, which refer to Bill 98033.

1 COUNCIL COMMITTEE ON RULES - BILL 980332

2 The bill before you today is the
3 acquisition of -- within the bill before you
4 today, there are two separate acquisitions for two
5 different activities.

6 But first -- excuse me for a second --
7 it is the home ownership activity undertaken for
8 low- and moderate-income households. Six vacant
9 buildings will be acquired on behalf of Friends
10 Rehab Program. The Office of Housing and
11 Community Development has committed funds for both
12 the acquisition and development.

13 The second activity is the acquisition
14 of 25 vacant properties in the Sarah Allen Urban
15 Renewal Area along with nine vacant properties in
16 the Mantua Urban Renewal Area, which is in a
17 subsequent bill.

18 These two acquisitions will result in
19 the ability for the development of a project to be
20 financed through the Office of Housing and
21 Community Development and the use of low-income
22 housing tax credits.

23 This is an approximately 30- to 40-unit
24 building that has not yet been designed. A
25 developer will be selected after the land has been

1 COUNCIL COMMITTEE ON RULES - BILL 980332
2 acquired through a request for proposal process,
3 not unlike the request for proposal process that
4 the Authority has undertaken on behalf of other
5 rental projects.

6 There were very -- I would also note
7 that in this area, which is also otherwise known
8 as "Belmont," a series of community meetings were
9 held with the staff of both the Redevelopment
10 Authority and Planning Commission and the contacts
11 with Councilwoman Blackwell. And this matter has
12 been approved by the Redevelopment Authority Board
13 as well as the Planning Commission, with no
14 objections from the Belmont Civic Association.

15 COUNCILMAN KENNEY: Thank you very much
16 for your testimony.

17 Are there any questions for this
18 witness?

19 (No questions.)

20 COUNCILMAN KENNEY: Is there anyone
21 else in the room to testify on this bill?

22 (No response.)

23 COUNCILMAN KENNEY: Thank you.

24 We will move now to Bill No. 980333
25 which is an ordinance amending an ordinance

1 COUNCIL COMMITTEE ON RULES - BILL 980333
2 approved December 15, 1969, as amended, which
3 approved the redevelopment proposal, the urban
4 renewal plan, and the relocation plan of the
5 Redevelopment Authority of the City of
6 Philadelphia for the redevelopment of Mantua Urban
7 Renewal Area, by approving the eighth amendment of
8 the redevelopment proposal and the fifth amendment
9 of the urban renewal plan, and the amended
10 relocation plan, by providing inter alia, for
11 certain additional land acquisition; and provision
12 of certain relocation services, as required by law
13 for the individuals, families, and business
14 concerns which will be displaced.

15 Please identify yourself for the
16 record.

17 MR. EISENSTAT: Good afternoon. My
18 name is Noel Eisenstat. I am the Executive
19 Director of the Philadelphia Redevelopment
20 Authority.

21 Bill 98033 is a companion to the
22 previous bill, 980332, which constructs the
23 acquisition of a total of 34 properties to
24 undertake certain defendants within the -- within
25 this area otherwise known as "Belmont."

1 COUNCIL COMMITTEE ON RULES - BILL 980333

2 The bill before you today concerning
3 the Mantua Urban Renewal Area consists of the
4 acquisition of six vacant structures and three
5 vacant lots. These parcels, along with the
6 various parcels I've identified in my previous
7 testimony, will be unified and consolidated in
8 order to undertake a rental development consistent
9 with the plans of the community.

10 COUNCILMAN KENNEY: Thank you very much
11 for your testimony.

12 Any questions for Mr. Eisenstat?

13 (No questions.)

14 COUNCILMAN KENNEY: Is there anyone
15 else in the room to testify on this bill?

16 (No response.)

17 COUNCILMAN KENNEY: Seeing none, that
18 will conclude business of the Rules Committee
19 public hearing.

20 - - -

21 COUNCILMAN KENNEY: We will now convene
22 a public meeting.

23 The Chair recognizes Councilmember
24 DiCicco for a motion on Bill No. 980168 with a
25 rules suspension.

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 COUNCILWOMAN VERNA: 168?

3 COUNCILMAN KENNEY: 168. No, I'm
4 sorry. Hold on, hold on one second.

5 The Chair recognizes Councilmember
6 Verna for a motion on Bill 970518.

7 COUNCILWOMAN VERNA: Mr. Chairman, I
8 move that Bill No. 970518 be reported out of
9 committee with a favorable recommendation. I
10 further move that the rules of Council be
11 suspended so as to permit first reading at our
12 next session of Council.

13 (Duly seconded.)

14 COUNCILMAN KENNEY: Moved and seconded.
15 All in favor, aye?

16 There are none opposed.

17 Bill No. 970518 is reported out of this
18 committee with a favorable recommendation, and a
19 request will be made for a rules suspension to
20 allow for first reading at our next Council
21 session.

22 The Chair recognizes Councilmember
23 DiCicco for a motion on Bill 970168.

24 COUNCILMAN DICICCO: Thank you, Mr.
25 Chairman.

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 I move that Bill No. 970168 be reported
3 out of committee with a favorable recommendation
4 and that the rules of Council be suspended.

5 (Duly seconded.)

6 COUNCILMAN KENNEY: Moved and seconded.

7 All in favor, aye?

8 There are none opposed.

9 Bill No. 970168 is reported out of this
10 committee with a favorable recommendation, and a
11 request will be made for a rules suspension to
12 allow for first reading at our next Council
13 session.

14 Bill No. 970751 is being withdrawn at
15 the request of the sponsor.

16 The Chair recognizes Councilmember
17 Verna for a motion on Bill 980271.

18 COUNCILWOMAN VERNA: Mr. Chairman, I
19 move that Bill No. 980271 be reported out of
20 committee with a favorable recommendation. Also a
21 recommendation that the rules of Council be
22 suspended so as to permit first reading at our
23 next session of Council.

24 (Duly seconded.)

25 COUNCILMAN KENNEY: Moved and seconded.

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 All in favor, aye?

3 There are none opposed.

4 Bill No. 980271 is reported out of this
5 committee with a favorable recommendation, and an
6 additional request will be made for a rules
7 suspension to allow for first reading at our next
8 Council session.

9 The Chair recognizes Councilmember
10 DiCicco for a motion on Bill No. 980273.

11 COUNCILMAN DICICCO: I move that Bill
12 No. 980273 be reported out of committee with a
13 favorable recommendation, and that the rules of
14 Council be suspended so as to permit first reading
15 at our next session of City Council.

16 (Duly seconded.)

17 COUNCILMAN KENNEY: Moved and
18 seconded. All in favor, aye?

19 There are none opposed. Bill No.
20 980273 will be reported out of this committee with
21 a favorable recommendation, and an additional
22 request will be made for a rules suspension to
23 allow for first reading at our next Council
24 session.

25 Prior to accepting a motion on Bill No.

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 980326, we will acknowledge for the record
3 Councilman Ortiz's comments relative to the bill.
4 However, no request for a holding of this bill has
5 been made by the sponsor. It is the Chair's
6 recommendation that if the sponsor view it
7 necessary to hold this bill, that the sponsor do
8 so on the day of second reading of final passage.

9 And the Chair recognizes Councilmember
10 Verna for a motion on Bill 980326.

11 COUNCILWOMAN VERNA: Mr. Chairman, I
12 move that Bill No. 980326 be reported out of
13 committee with a favorable recommendation. And I
14 further move that the rules of Council be
15 suspended so as to permit first reading at our
16 next session of Council.

17 (Duly seconded.)

18 COUNCILMAN KENNEY: Moved and seconded.
19 All in favor?

20 Are there any opposed?

21 COUNCILMAN COHEN: I'm going to
22 abstain.

23 COUNCILMAN KENNEY: Okay, there is one
24 abstention noted of Councilmember Cohen. With
25 that, Bill No. 980326 will be reported out of this

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 committee with a favorable recommendation, and a
3 request will be made for a rules suspension to
4 allow for first reading at our next Council
5 session.

6 The Chair recognizes Councilmember
7 Verna for a motion on Bill No. 980327.

8 COUNCILWOMAN VERNA: Mr. Chairman, I
9 move that Bill No. 980327 be reported out of
10 committee with a favorable recommendation, and
11 also a recommendation that the rules of Council be
12 suspended so as to permit first reading at our
13 next Council session.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: Moved and
16 seconded. All in favor, aye?

17 There are none opposed. Bill No.
18 980327 is reported out of this committee with a
19 favorable recommendation, and a request will be
20 made for rules suspension to allow for first
21 reading at our next Council session..

22 The Chair recognizes Councilmember
23 Verna for a motion on Bill 980330.

24 COUNCILWOMAN VERNA: Mr. Chairman, I
25 move that Bill No. 980330 be reported out of

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 committee with a favorable recommendation. Also a
3 recommendation that the rules of Council be
4 suspended so as to permit first reading at our
5 next session of Council.

6 (Duly seconded.)

7 COUNCILMAN KENNEY: Moved and seconded.

8 All in favor, aye?

9 There are none opposed. Bill No.
10 980330 is reported out of this committee with a
11 favorable recommendation, and a request will be
12 made for a rules suspension to allow for first
13 reading at our next Council session.

14 The Chair recognizes Councilmember
15 Verna for a motion on Bill 980331.

16 COUNCILWOMAN VERNA: Mr. Chairman, I
17 move that Bill No. 980331 be reported out of
18 committee with a favorable recommendation. Also a
19 recommendation that the rules of Council be
20 suspended so as to permit first reading at our
21 next session of Council.

22 (Duly seconded.)

23 COUNCILMAN KENNEY: Moved and seconded.

24 All in favor, aye?

25 There are none opposed.

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 Bill No. 980331 will be reported out of
3 this committee with a favorable recommendation,
4 and a request will be made for a rules suspension
5 to allow for first reading at our next Council
6 session.

7 The Chair recognizes Councilmember
8 Cohen for a motion on Bill No. 980332.

9 COUNCILMAN COHEN: I move that Bill No.
10 980332 be reported out of this committee with a
11 favorable recommendation with a request for
12 suspension of the rules.

13 (Duly seconded.)

14 COUNCILMAN KENNEY: Moved and seconded.
15 All in favor, aye?

16 There are none opposed. Bill No.
17 980332 is reported out of this committee
18 favorably, with a request for rules suspension so
19 as to allow for first reading at our next Council
20 session.

21 The Chair recognizes Councilman Cohen
22 for a motion on Bill No. 980333.

23 COUNCILMAN COHEN: I move that Bill No.
24 980333 be reported out with a favorable
25 recommendation and also a request for suspension

1 COUNCIL COMMITTEE ON RULES - PUBLIC MEETING

2 this committee with a favorable recommendation,
3 and a request will be made for a rules suspension
4 to allow for first reading at our next Council
5 session.

6 That concludes the business of the
7 public meeting of the Rules Committee. Thank you
8 for your attendance.

9 (Adjourned at 2:43 p.m.)

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RE: COUNCIL COMMITTEE ON RULES

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JOSEPHINE CARDILLO,

Registered Professional Reporter