

## **Spruce Hill Community Association (SHCA) Board Meeting**

January 8, 2019 - 7:30 pm

257 South 45th Street

### **Board Attendance**

**Present:** Sylvia Hamerman-Brown; Monica Calkins; Abigail Su; Barry Grossbach, Libby Rosof; Julie Bush; Ken Steif; Andrew Richman; Roseann Liu; Vicki McGarvey; Al Suh; Richard Moore; Alexa Bosse; Tyree Carr II, Veronica Alvarez; Leslie Medley; Craig Santoro; Eric Santoro;

**Absent:** Guffanti, Richard; Laura Line

**Guests:** Selah Lynch; Jacob Colon; Rel Bogom-Shanon; Nicole Ozdemir (City Planner, Philadelphia City Planning Commission)

### **Meeting Minutes**

#### **Philadelphia City Planning Commission**

Guest Speaker: Nicole Ozdemir, City Planner for University City Southwest

#### **Nicole Ozdemir presented on Affordable Housing legislation signed by Mayor Kenney in October 2018.**

- The city lost 13,000 lower-cost units between 2008-2016
  - 26% of people in city living below poverty level
  - 43,000 names on waiting list for affordable housing
  - 125,000 people in the city are severely cost-burdened (spending 30-50% of income on housing)
  - 88% of city housing stock was built prior to 1988

#### **Housing Action Plan**

- Over the next year, the city's goals:
  - more affordable units and preserving existing units
  - housing most vulnerable residents
  - sustainable access to home ownership
  - efficient and innovative housing development strategies

#### **Legislation**

- Nicole Ozdemir provided copies of the Mixed-Income Zoning Bonus Requirements Summary, which covers the affordable building plan, unit affordability, and bonus payments
- City Planning looked at zoning code, and beefed it up
- Legislation was meant to ensure that another 1 Water Street does not happen, with more checks and balances on developers
- Allows developers to add additional height, units and floor area to projects if they set aside percentage of new units as affordable housing. In lieu of added height, units, and floor area, developers can make a payment into the Housing Trust Fund
- The Division of Housing and Community Development (DHCD) receives funds for projects in lower-income neighborhoods
- N. Ozdemir noted that there is a new sub-fund (Housing Trust Fund) controlled by the Division of Housing and Community Development, from which funds will flow to Neighborhood Advisory Council
- Asked whether the Bartram Village project will operate under the bonus plan, Nicole said this would be managed by the Philadelphia Housing Authority

## **COMMITTEE UPDATES**

### **Donation Requests Approved by Executive Committee** (Evan Johnstone)

- St. Mary's: \$250
- UCAL Gala (date changed to March 2019): \$250

### **Neighborhood Slow Zone Application (Vision Zero)**

- The city will be beta-testing slow zones which can be ½ mile x ½ mile
- Zones require 20-foot space at ends of block
- Cedar Park is also applying
- Amy Kwasnicki would like to apply for the slow zone to protect Locust Street between 45<sup>th</sup> & 47<sup>th</sup> Streets. Craig Santoro to reach out to her to offer SHCA support.

### **May Fair Committee Update** (Evan Johnstone)

- Date: Saturday, May 11, 2019
- Letter to donors to go out early this year
- Andrew to contact bands that were secured for the 2018 May Fair

### **Zoning Committee Update** (Barry Grossbach)

- **Fresh Grocer:** In litigation. They are changing ownership.
- **40<sup>th</sup> & Walnut:** Panera Bread restaurant (no liquor license)
- **4224 Baltimore:** Barry is optimistic that something will happen this spring; mechanicals on 43<sup>rd</sup> Street are being prepared; the Penn Veterinary School is interested in opening a veterinary practice on ground floor
- **4601 Market:** The ordinance was not introduced by Councilwoman Blackwell, who says she is awaiting letters of support from Mill Creek and Walnut Hill; Mill Creek has submitted their letter; It was decided that a letter of support from SHCA would not be helpful
- **UCD Study:** Multi-family units built between 2002-2017 are approx. 4,000; Median home sale price is ~\$400,000 and the number of days houses are on the market is 2; Barry noted that the report makes it clear that Philadelphia suffers from a 50-year decline of public education
- **Arvilla Meeting:** well-attended which displayed the interest of the community; it was educational for both the community and Mission First; owner of neighboring building prevented the development of the building

### **Education Committee Update** (Monica Calkins)

- PAS Kindergarten Registration: January 22-February 8
- The SACs at PAS and Lea are meeting, as are the principals
- SAC Election at PAS: a parent is needed to help coordinate
- Schoolyard Design: Construction on playground piece will begin summer 2019

**Operations Committee Update** (Andrew Richman and Veronica Alvarez)

- Plumbing work is needed, and Kenny will be hired to do the work
- New furniture installed
- Insurance procured
- Taxes paid
- Policy for Space Rental: in the event of scheduling conflicts, SHCA meetings/events will take precedence over other organizations
- Charge for space use: a dues-paying membership
- The policy, drafted by Veronica, will be reviewed by the Executive Committee and distributed to the Board

**Bird Sanctuary Committee Update** (Julie Bush)

- Seed donation received
- The sanctuary had visitors over the winter break, and is currently accepting book donations (nature-related) to stock the little library

**Safety Committee Update** (Leslie Medley)

- Barry mentioned that the new Captain of the 18<sup>th</sup> District may be interested in coming to speak to the SHCA Board – an invitation will be sent
- Leslie attended the Friends of Clark Park (FOCP) Large Events meeting to put the 2019 May Fair on the calendar

**Crosstown Coalition** (Eric Santoro and Barry Grossbach)

- Barry and Eric attended the last meeting on behalf of SHCA
- A Government Affairs Committee has been formed
- The next coalition meeting will take place at the Portal Trolley Diner, and demolition will be on the agenda

**Block Improvement Committee** (Alexa Bosse)

- Alexa is working on a new committee name