



Spruce Hill Community Association
257 South 45th Street
Philadelphia, PA 19104

SHCA Board Meeting Minutes February 8, 2022

Board Attendees: Richard Moore, Evan Johnstone, Anne Thomforde Thomas, Libby Rosof, Terry Wagenveld, Craig Santoro, Leslie Medley, Vicki McGarvey, Julie Bush, Eric Santoro, Sylvia Hamerman-Brown, Sugirtha Stathis, Christopher Bole, Richard Guffanti, Al Suh, Laura Line, Andrew Richman

Guests: Beth Yount, Nicole McCoy, Chris Maltz, Benjamin Owen, Kaitlyn Dhanaliwala

Welcome and Introductions (Richard Moore)

Review and Approval of Meeting Minutes (January 2022)

Motion to approve: Evan motion, Libby seconded. Approved.

Guest Speaker:

Beth Yount, Extension Educator, Master Watershed Steward Coordinator, Philadelphia County

- Winter De-icing – has an impact on the environment
- Master Watershed Steward program – collaboration between Penn State and other entities
- Launched 2013 to increase citizen participation and increase capacity for watershed protection. Grown.
- Why do we need Master Watershed Stewards? Numerous impaired watersheds (1/3 of PA waterways). They are seeking to empower people to protect waterways. Winter Salt contributes to numerous problems – overused increasingly, waste (bounce, scatter, wash out), environmental harm (land, water), corrosion (pipes, bridges infrastructure).
- Chloride levels in waterways have increased significantly in past 30 years; road salt has been identified as the #1 source of chloride in streams and groundwater; chloride in urban waterways is much higher in the winter and correlated with % impervious land cover.
 - Study in MD – municipal salting – up to 70% of granular road salt is lost from roadways, so having no de-icing effects, only environmental impacts.
 - Local photos – salt doesn't disappear! When snow melts and rain disappears, the salt goes into storm drains and thus waterways.
 - Environmental impacts of chloride in waterways – rock salt (sodium & chloride is toxic to plants and animals. Magnesium chloride/potassium chloride; costly and harms environment; unlike sodium, chloride is not held by soil, travels easily into water; GSI not effective for preventing chloride from washing into waterways; impairs soil health and nutrients; causes injury and death

of plant tissues; toxic to aquatic insects that are a food source for fish and amphibians; impairs reproduction and development of amphibians)

- Chloride criteria in PA – none in PA, chloride levels above 230 ppm lead to long term harm. Philadelphia – 37% of results >100 PPM, 20% of readings were toxic (>230 PPM). Lower Merion conservancy. Another study USGS Stream Gauge – cobbs creek at route 1 – December 2020 – spike comes a week to 2 weeks after the storm (not immediately) when it washes suddenly into the creek.
- Granular Road Salt Alternatives – many availability – de-icing BMP trainings in municipalities; salt brine; reduce usage – use sparingly – more is not better. Brine is sodium chloride + water; 23.3% by weight; reduced ice bonding to pavement; spreads more evenly; economical and reduces salt use; begins working immediately; effective in typical PA winter temps; green brine – made from capturing salt-filled runoff water from salt storage areas and washing snowplows (negative – more corrosive, but at lower temps).
- What can we do to reduce chloride in waterways? – shovel early and often to reduce the need for salt; salt lightly, and only after shoveling; use all de-icers sparingly; mix sand and salt at 1:1 ratio and spread lightly; sweep up and reuse any salt that is left on walkways; focus on high-traffic areas; spread the word to friends and neighbors; urge local and state leaders to adopt BMPs
- Winter salt watch – start at home
 - If you routinely see too much salt – contact Streets Department.
 - Question? Laura Line - do you have a one pager that we could share with the community? Yes, a few. There is a one page fact sheet – she will share link to that. There is another from PWD. And she has a two page version she uses. She will send to us. Laura – great, important to give people alternatives.
- Richard M – what is the relative size of the problem coming from individuals v. the city? No good research, difficult to separate, a lot of overlap. Anecdotally, she observes it from businesses, commercial areas, and people who think they can salt without shoveling – it is a misunderstanding of how salt works – actually the worst thing you can do. Municipalities are held more accountable and also have to purchase salt so generally are better. If we can get a handle on individuals and business owners, so could be substantial improvement.
- Resources:
 - Here is a factsheet done by TTF Watershed Partnership and the Stroud Water Research Center: <https://ttfwatershed.org/wp-content/uploads/2022/01/Road-Salt-flyer-Final-Copy.pdf>
 - Here is an article by Stroud: <https://stroudcenter.org/news/the-trouble-with-road-salt/>
 - Here is a quick factsheet for talking to the public (sources are at the end): Winter Salt Factsheet 12022021 BY.docx
 - Izaak Walton League salt monitoring site: <https://www.iwla.org/water/stream-monitoring/winter-salt-watch>

Captain McCoy, Penn Police

- Crime alert: there have been 160 carjackings since January 1st, five times what we were last year. No rhyme or reason, all age offenders. Car of choice is highlander and another. Looking at older vehicles. Taking phones during the robberies so people can't track them. New 18th district captain – inspector Xavier Rodriguez – putting lots of resources into this. 18th district is actually not that high. Increased patrols where the carjackings are occurring. 200 st marks – they saw a

car driving around casing people going to their cars. Tried to carjack the first car and then chased by neighbor. Then went to another car, took that, parked it and then attempted another.

- Tips – if you see someone near your car: Jump in your car and drive off. Don't roll down your windows. Don't walk alone. There is no pattern, so it is scary. Those safety aspects are what are being used to help out. List serve – saw an attempted car jacking – picked up people on the doorbell camera.
- Q - Craig - what are they doing with the cars?: joyriding – drive it and then crash it, get another car. Just finding the car for a week or a day or hours. Dumping the car. Not taking parts.
- Q - Craig incidents of teenagers harassing people? There is a safety meeting tomorrow 4200 pine street hosting. PPD going to address these. These are all crimes of opportunities. National issue – not just PHL. PHL at a higher level.

Committee Updates

- **Executive Committee** (Richard Moore) –
 - Conflict of interest policy adopted by the Spruce Hill Trust. Richard thinks we should have one as well. Will pass around to exec.
 - Zoning overlay in Gauthier's office. Includes a corner of Spruce Hill, without consultation with us. They have apologized. Will have more on that next month.
 - Budget for committees – historic anomaly – committees should consider what their budget should be for the year. Chairs should present proposed budget to Richard, and then he will review with exec. Andrew will look for templates that we may have from prior years. So chairs, wait for that. Q: Laura Line – block improvement grants have separate budgets? – would like budgets on that.
 - Lighting consortium – what's the lighting like on 46th and Market? We have had lots of promises over the years. We need a light indicators – not a simple thing to do. Eric – no retail there, just dark. Many years of planning there but hasn't been developed. Richard – Northwest Corridor project should be online later this year.
- **Education** (Rebecca Geller-Puchalsky) – Sugirtha gave update.
 - Lea – links provided.
 - <https://www.inquirer.com/news/lea-penn-philadelphia-school-district-partnership-20220130.html>
 - <https://whyy.org/articles/as-west-philly-home-values-climb-penns-plan-to-invest-in-a-second-public-school-elicits-displacement-fears/>
 - <https://whyy.org/articles/if-penn-wants-to-invest-in-a-public-school-philly-should-invest-in-public-housing/>
 - Penn wants to increase support to 4 million over next 4 years. School board voted on that. This is the memorandum.
<https://philasd.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=4439&MeetingID=230>
 - Lots of concern at SAC meeting about what it means for the current residents and students. Looking at it for equity. Comments that came up – lots of concerns about gentrification, equity, research process. There is a very strong ESL program – concern about maintaining that. Good amount of criticism with how things changed re: PAS what was promised and what transpired. E.g., school being expanded to 700 and that didn't happen. Community

programming. Space for external organizations. Committee is highly scrutinizing this. [Sugirtha sent Lea SAC meeting notes following the meeting – see Appendix A]

- Q - Chris Bole – when expected that school will receive? Next academic year. Sugirtha will send timeline and summary sent to the education committee. Not sure how this compares to PAS. Mix of funding.
- Q – Richard M – Penn have control over curriculum? Principal was adamant that the spirit of Lea would remain intact.
- Q – has anyone followed up with Robeson contact?

- **Operations (Chris Bole)**
 - good discussion with Andrew after last months meeting. Helped lay groundwork for what he needs to be doing. Has a punch list, half of which he is through. Handle on who is using the building. Google doc. Who the contacts are on the second and third floor in terms of the renters. Get in touch with realtor. Fire alarm certification needs to be updated. CO detector. Learned about salt.
 - Andrew – There is a property - the University City Garden Club (UCGC) lot on 45th & Locust. We pay insurance. There were concerns that it wasn't maintained over the winter. UCGC will do a better job of maintaining the sidewalks. Let Andrew know if you know anyone who would like to make some money shoveling. Craig volunteered to help out with shoveling.

- **Community Engagement (Vicki McGarvey/Alexa Bosse)**
 - nothing to report. It will be warm soon.

- **Neighborhood Beautification (Laura Line)**
 - Had a first meeting a few weeks ago. Still trying to figure out what priorities are. A few things clarified. Trash committee is subcommittee. Bird Sanctuary is part of the committee. Part of the budget question. Historic preservation has been part of it, but will be separated out. Re-invigorate the block improvement program. Talking about what can do. All invited – see Laura for link. Kiasha Huling from UC Green will speak. Partner with UC Green and get word out about block grants. Get people thinking about how to do it. Salting can be something in that. Monica will send past documents/forms that had been used. Solid group that showed up in January.
 - Trash – Al Suh update. Priorities for the year. List of people who are interested – 60 people!! Please join the list and be part of the efforts. MLK weekend – blasted email. PAS was filthy – Al spent time with his kids – he met other families who independently went out and did same thing. There will be a big clean up in the spring. Make the list serve more sustainable effort. Have people maybe sign up in different hot spots. Take a second look at the trash map they generated previously – walk around. There are likely selected properties that are problem – think about ways to target certain properties/owners and blocks. Focus on a handful of blocks first and how to target them. Will report back.

- **Safe Streets & Commercial Corridors (Eric Santoro/Evan Johnstone)**
 - initial meeting – safety and quality of life. Three things that are trying to do. Welcome anyone to the committee.
 - In 2013 – survey by Lee Huang – gauged communities appetites for different businesses. Eric dug up the results of that. Opportunity to revise and rebuild. Interests have changed over the years. What are of interest now? Initial report – commitment to do this every one year

- to 18 months. Definitely due for this. There is an opportunity. Uptick in empty storefronts. Synergies between safe streets and commercial vitality. Making sure we are there.
- Strengthening relations with law enforcement – personal dignity of all.
 - If you know of an intern who would like to help with the survey, let Eric/Evan know.
- **May Fair (Evan/Monica)**
 - Evan created a 2022 version of the pre-fair task list. Will revise that with COVID. Please let us know if you would like to be on that. Thursday Feb 17th at 7:30pm. Evan will send out zoom.
 - Sugirtha, Leslie volunteered (thank you!). For May Fair, we need all hands on deck! Please volunteer for pre-Fair and Day of Fair activities.
 - **Crosstown Coalition (Barry/Eric/Monica)** – Monica reported on highlights of the last Crosstown meeting [please see her full meeting notes in *Appendix B*].
 - **Zoning (Barry Grossbach)** – Barry not in attendance, so Craig reported.
 - People welcome to attend the zoning meeting.
 - Q Laura: fast evolving pit at 43rd & Baltimore (across from Clark Park)– are they going to share the plans with the neighborhood? There was a rendering that was circulated at some point. They are still trying to attract a ground floor restaurant that would face the park, but hard to find people these days.
 - Zoning meeting Wed the 16th at 6:30. See list from Barry of the cases. 223 S 45th Street.
 - Richard G - Spruce Hill calendar – meeting for the zoning has changed; Julie says with COVID there is not a regularly scheduled meeting.
 - **All Other Business**
 - **Proposal to form new/reinstituted ad hoc Historic Preservation Committee (Richard Moore)**
 - resurrecting the historic district. Influenced by permits to demolish properties on S 44th – currently, maybe façade kept and sit in back.
 - 2002 Historic district stalled – met with Guathier’s office twice and historical commission. Unlikely to support the original plan because such a large district – 2000 properties. Capacity to process the nomination to begin with and handle requests to review permits etc. Staffing issues at historical society, but should not dissuade us.
 - Preservation Alliance – suggested to encourage a moratorium on demolitions. Reservations about that. In Northwest of Philadelphia, there is a moratorium that was proposed, being contested as possibly illegal.
 - The second meeting wasn’t positive – so we are going to explore revisiting the 2002 nomination. Alternative is: a smaller footprint – subdistricts considered. Julie – not individual properties. Julie – zoning committee looked into this a while ago. If there is an overlay district – doesn’t mean that people can’t demolish, but can set parameters. The overlay isn’t the same as every single property is then deemed historic? When started talking to George about the overlay district idea – the smaller areas per block – that was going to be very difficult to get council to apply – pre-Gauthier. So then thought about re-zoning. So re-zoned 4400 block– doesn’t make sense to develop it. Craig – movement for multi-family. Eric - maybe concede that already lost on some blocks. Can lose credibility if it doesn’t look that much

smaller. Julie – initial point was let's form a committee to study this. Julie interested but overbooked, would attend a meeting.

- President Moore can appoint a sub-committee –and so he did: Historic Preservation Committee. Justin McDaniel? Sylvia, Craig, Chris Maltz, Sugirtha (depending on time commitment).

 - **Location of March board meeting** (Richard M) Woodland Presbyterian building - 42nd & Pine – is a spacious facility and they offered to host us. Or we could go back to Spruce Hill, with ventilator. Brief discussion and conclusion that we are not ready to go back to SHCA center. Richard will explore potential hybrid option.

 - **Koch's re-opened** (Eric) with very good sandwiches and not much of a wait! Go see them!
- **Next Meeting: Tuesday, March 8, 2022**
 - **Meeting adjourned**

Appendix A. Lea Sac meeting notes emailed by Sugirtha 2/8/22

From: sstathis@gmail.com <sstathis@gmail.com>
Sent: Saturday, January 22, 2022 5:28 PM
To: 'Rebecca Geller-Puchalsky' <rebeccagellerpuchalsky@gmail.com>; 'Al Suh' <albsuh@gmail.com>; 'Ben Sirolly' <ben.sirolly@gmail.com>; 'Jessica Sirolly' <jessicasirolly@gmail.com>
Subject: Updates from 1/19 Lea SAC Meeting

All,

Forgive the lengthy email. I was able to attend the Lea SAC meeting this past week. The bulk of the time was spent on the pending Lea-Penn partnership agreement, which the Board of Education will review at the next meeting (1/27). I'm including a few screenshots and links below for more detail.

Penn-Lea partnership:

- Principal Gerwer presented Lea's 5-year vision and specific focus areas each year:

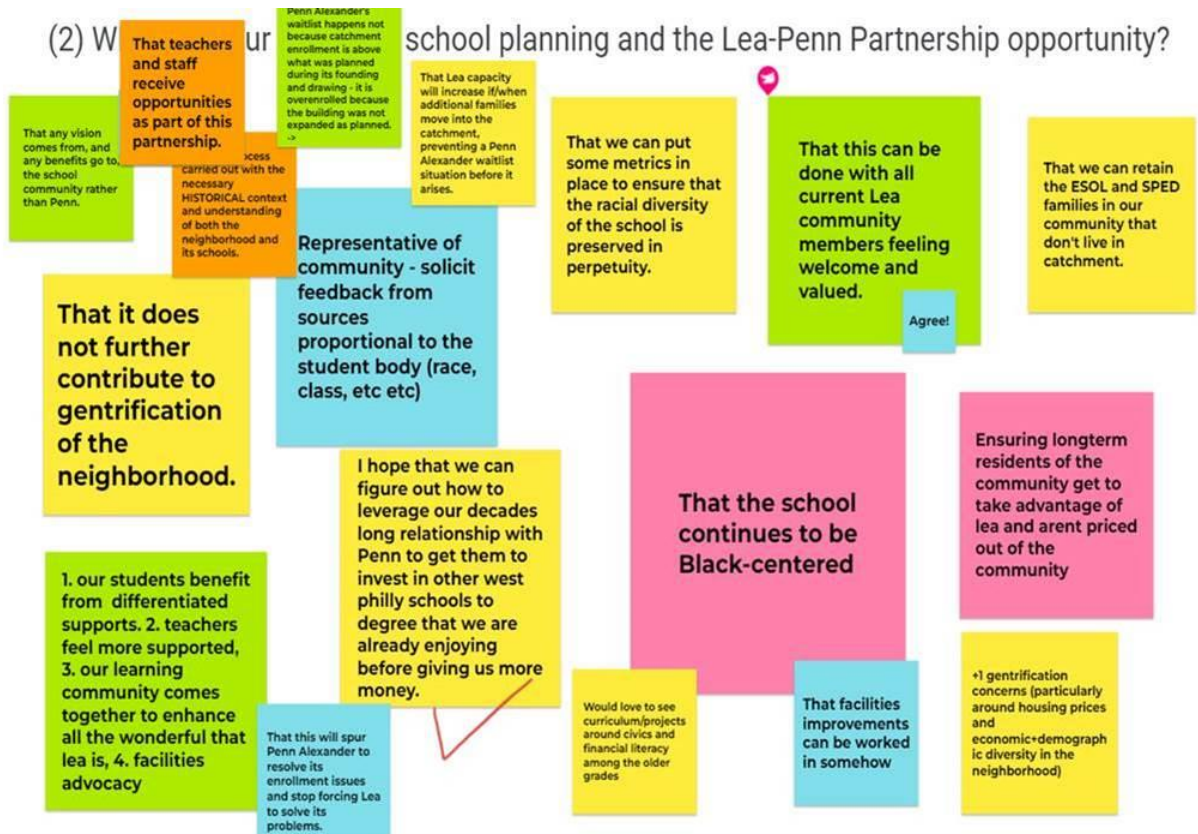
Timeline

School Year	Focus
2021-2022	Establishing core values as a student-centered school, strengthening community connections, and integrating students back into the physical school environment after spending 2020-2021 in both virtual and hybrid learning.
2022-2023	Growing the capacity of the school community for inquiry-driven, project-based learning, and implementation of systems of care.
2023-2024	Implementation of standards-aligned, inquiry-driven, project-based learning as a school-wide expectation.
2024-2025	Competencies and student portfolio creation as measures of quality and student progress in addition to standards.
2025-2026	Partnering with our community and partners to fully realize a student-centered model focused on inquiry and connections to the community.
2026-2027	Reflection and readjustment of school vision, mission, and goals.

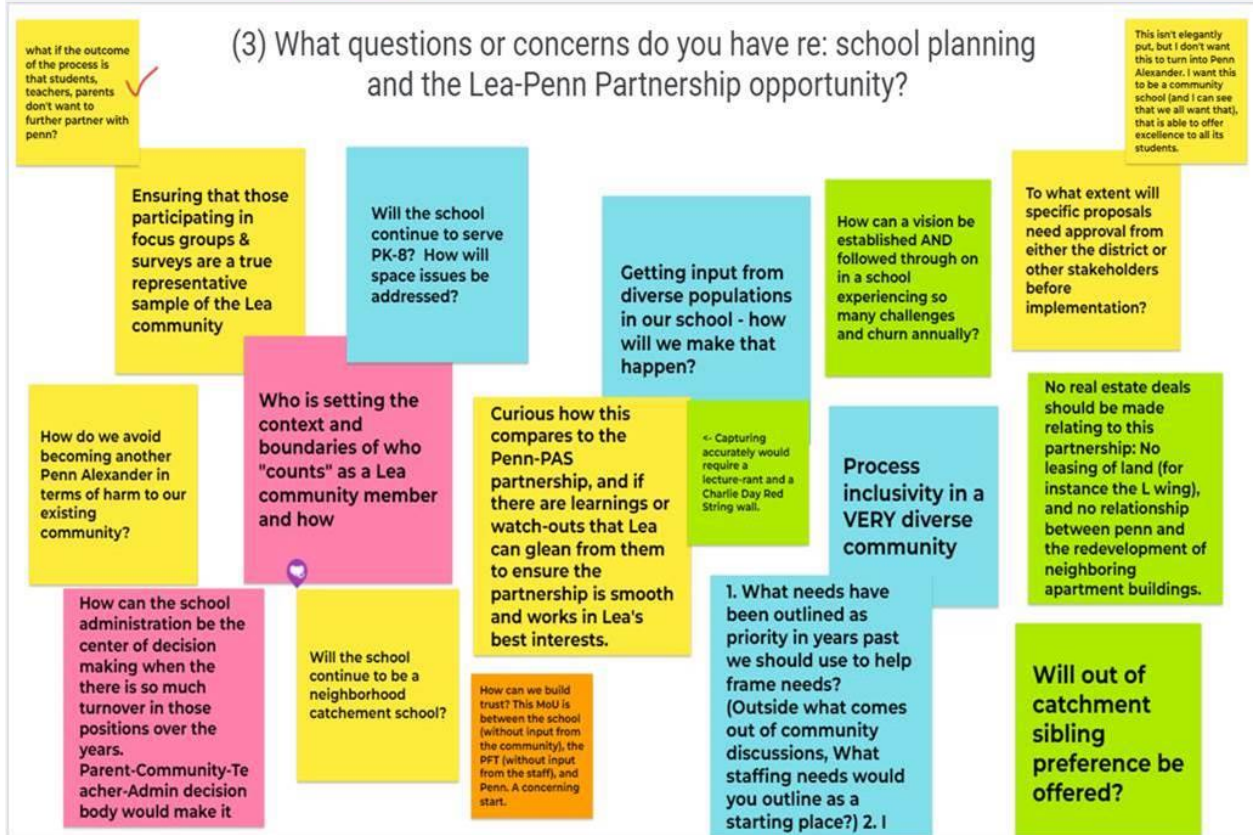
- Lea is currently in active partnership with 38 partner organizations that facilitate 55 partners programs with the school. The Lea-Penn partnership is one of the oldest, dating back to the 60s. Penn supports the school through staffing, programming and resources. Penn's contribution to Lea has been in the range of \$300-350k per year in both direct and in-kind support.
- The big news is that Penn seeks to increase its support to Lea through a formal legal agreement with the PSD. The **Memorandum of Agreement** can be viewed [here](#), and is up for review by the Board of Education on 1/27. This would increase Penn's commitment to Lea to \$816k per year, totaling ~\$4.1M for the full 5-year period (2022-2027), a portion of which would be in the form of in-kind services.
- There was a good deal of discussion – and several concerns – raised on the call:

- Must ensure the planning and data collection process is sensitive to the needs of Lea students & families, and that feedback collected is truly representative of the community, with particular concern for lower-income, Black and ESL families who may feel they don't have as much of a voice – but may be the most affected
 - LOTS of comments about the potential negative impact of this partnership on the Lea catchment area and its residents. Many are drawing from the Penn-PAS example. The main concerns are around equity, housing prices, and gentrification, as well as protecting space for ESL students coming from throughout the city (Lea is particularly strong here).
 - Some discussion on the issue of PAS waitlisted students leaving Lea last-minute at the start of the school year and disruption to the school / takes spots from others who are more committed to stay. (Someone on the call mentioned this is happening because Penn did not expand PAS to match the catchment zone population, as had originally been planned.
 - There were also questions about Penn's influence on the school going forward, and if this could risk changing the spirit of Lea and what families love about it. Principal Gerwer was firm that the school's vision is and will continue to be centered on the needs of its students and their families, that Lea has its own identity that will be preserved. He also declared that the intent is NOT for Lea to become another PAS; its pedagogy model is totally different from PAS and there is no plan to change that. (Someone chimed in that the investment here isn't anywhere close to Penn – I was trying to find that data point, but could not confirm it.)
 - Acknowledgment that Lea needs this funding, and is up to the challenge of ensuring the partnership works in the best interests of its students and the community at-large.
 - There will be a series of town halls, focus groups and surveys to get feedback from the Lea and broader community.
 - The planning committee is working with [228 Accelerator](#), a design thinking firm that works directly with schools and has equity at the center of its process.
- Additional articles & links:
 - <https://www.inquirer.com/news/penn-lea-school-penn-alexander-support-20220117.html>
 - <https://why.org/articles/as-west-philly-home-values-climb-penns-plan-to-invest-in-a-second-public-school-elicits-displacement-fears/>
 - <https://www.inquirer.com/news/lea-penn-philadelphia-school-district-partnership-20220130.html>
 - <https://why.org/articles/if-penn-wants-to-invest-in-a-public-school-philly-should-invest-in-public-housing/>
 - Screenshots of a white board exercise to collect comments and concerns:

(2) What are your concerns about school planning and the Lea-Penn Partnership opportunity?



(3) What questions or concerns do you have re: school planning and the Lea-Penn Partnership opportunity?



Appendix B. Crosstown Coalition meeting (1/31/22) summary from Monica

Philadelphia Crosstown Coalition Delegate Meeting

Monday, January 31, 2022 6:30 pm–7:45pm (**actually ended in record time at 7:55pm!)

Call to Order Quorum - we have 24 present (19 is quorum).

6:35pm Presentations

Councilman David Oh: Councilmanic Update - increased threats against Asian (and Brazilian? didn't quite catch this) individuals and businesses. Gangs. Public transportation - challenge to get septa to provide a visible level of policing. There is a reliance on cameras, but some don't work, and images are fuzzy. SEPTA short 100 police officers below their capacity. He is engaging with septa on public safety. Longer term solutions to crime? Always. Can list failures of education, libraries etc but doesn't address crime in the immediate sense. Those communities want something done immediately. Long term things should be done, we are struggling with that as a city, but in the meantime people want a safe neighborhood, and to get on septa safely. What is new about what we are dealing with is that there is a level of violence that we are not accustomed to - mainly related to drug issues and "beefing" (threatening each other on social media). Cameras around are not dissuading people- they do not seem to care if they are caught on camera (social media influence?). People are getting murdered not because they did anything but because they are a family member of someone, or because they look like someone. Huge problem. that's where we are [MEC: which is where exactly?] When it comes to actual threats, and there is not a level of response, let him know, or let Drew know.

Longer term solutions to crime that is not police related? 15 million for detention centers (does that fight crime? he says maybe it does). 45 mill from governor for anti-violence. A lot of money, goes to programs that address violence, but question of whether it reaches the people doing the shooting. Effectiveness - is it well spent, if not well spent, where should it go. Activities for young people, intervention and programs for de-escalation among young people, programs are focused on young people, but are they reaching people that are shooting people? Don't know. If people don't have confidence in public safety, they are purchasing their own weapons. We have a demonstrable increase in ownership of guns in the city, people carrying weapons, sometimes now see it when people retaliate about car jackings etc. Not all legal possession. Byback programs. confiscated guns are semi-automatic with extended magazines - increased bullet capacity. Money being put into alternative programs which due to covid are restricted - after school programs etc.

How bad is the manpower situation in the police? DA is properly elected, doesn't resolve the issue of prosecution that is out there - who should be on the street, who shouldnt be on the street. There is a shortage of police coming from the drop program, many retired, and city slow to hire. After covid and protests, de-fund the police movement, less and less people wanted to become police officers, and especially not here [in Philadelphia]. Lots now doing early retirement, fewer applying. Out of 800 applicants for transit police, only 42 showed up, and only 2 will become officers. They

are the lowest paid police in the region. How do we get police to take the job? And do a job where there are already challenges? Our police system lacking in technology as well, e.g., ballistics. Our city doesn't seem to want to hire veterans despite the hiring preference for veterans, in his opinion. City council in response to a referendum that we want philadelphians to be hired to police - that ordinance passed. he doesn't know what effect that is having [requiring police/applicants to be philadelphia residents]. We have always had an issue of deployment - can have a neighborhood that has a police district, police are moved to another district to one that has homicides (maybe from districts where there are more quality of life crimes). He says stop and frisk exacerbated a bad situation.

Q: Why city not doing the Delaware County system is doing? The DA and Mayor and Commissioner are in charge. Commissioner is for "focused deterrents", DA says he has them in place. But in contention.

Dr. Cheryl Bettigole, Philadelphia Health Commissioner; COVID-19 Update -

Average daily cases 581, huge drop from peak of 3500 in January. Still higher than like to see it. Hosp = 699, down from well over 1000. Hospitals are breathing a little easier. There is a little bit of disconnect - more people hospitalized "with covid" (i.e., testing positive when hospitalized for something else) than "for covid", but still about 40% "with COVID" are due to covid. Vaxx - 95% adults in city have at least one dose, 78.8% two-doses. Age 5-11 - 46%. Boosters 29.5% of the city.

Q - of the children vaccinated, what % with covid - in general there are breakthrough with omicron at higher rates than with other variants; but no specific numbers on kids, though since they were vaxxed more recently, their immunity should still be pretty high. For adults, there will be a cash card incentive for adults to get a second dose.

Q - monitor waste water like Boston [for better sense of true rates]? We do this. Also people can self report a positive case. As rapid tests become more available, surveillance data will be less good, but will still have hospitalizations [data] etc.

Q - when will people be encouraged to get back to work and back to normal? The health department is not currently saying people should not be working in offices. City workers? She will pass on to mayors office.

Q - are wait lists for ER's getting better? people presenting for covid like illness shot up in the last few months, and now has gone far down

Q - stats on flue? Not quiet like it was last year, but still not very high, possibly due to masking.

Q - health care workers - 98% of doctors are vaccinated [not clear if this is philly specific number]

Q - Long COVID - how common? she doesn't have percent, but are cases where it lasts for months. So vaccinate.

Q- can get COVID multiple times? yes.

7:15pm: Approval of November 29, 2021, Meeting Minutes. Approved with minor edits.

7:20pm: Finance Committee Report (Eugene)

A couple of hundred dollar dues deposits. We have \$8,000 in unrestricted. Because we haven't been meeting, not a lot of transactions. We have giving circle, Glitter (we are fiscal sponsor), that's it.

7:25pm: Zoning Committee Report (Steve)

No zoning topics to report on. Did confer with Bob and it was decided that would ask group whether we should convene zoom meeting of zoning committee to develop list of topics to have on radar. They don't have any on their radar currently. They are seeking cross-neighborhood issues that crosstown might want to address. Should they have such a meeting in the next month? Multiple people interested in such a meeting. So, they will schedule for a Monday evening. If you want the zoning enthusiast from our org [read: Barry 😊] to attend, they are welcome. Steve will reach out and request that people get back to him before the meeting with possible zoning topics, they will bring those to the meeting, plus do some brainstorming.

Suzanne Ponsen WCGN question - she wants to set a precedent on how to do voting via zoom. (not really a zoning issue so tabled).

Also, Bob asks if anyone has had any experience with the new zoning chairperson and how it's gone? Someone had one case in front of Bergman and he says it was seamless, same as it was before.

Update on ZBA bill? Drew testified based on the parts of the bill they were in accord with. Steve - it more or less passed with minor tweaks. The bill that was circulated to us is basically what was passed. It now has to be a ballot question, guess is that it will pass.

Re-districting question (not really zoning) - is crosstown taking any position in support of or opposing? We have not been asked to do so. People are nervous that petitions will not be starting on time. Supposed to start two weeks from today. Not clear if they will. Many races at stake. Could be primary pushed back?

Q: experiences with developers using the new RSA-6 zoning as support for why they should not/are not adhering to RSA-5 criteria? Reduced by height and on smaller lots than would be allowed on RSA-5, using the smaller justification, because they want to go taller? Nina Curlett - some of their district was re-mapped, not all of their area was included, and new RSA-6 wasn't included. [Note: not really addressed, Drew moved on]

Andy Toy - affordable housing - 1100 Wharton street - could be a great model to others. He sent it out to everyone, if there are comments, let him know. Suzanne - when talking about "affordable housing" level, about who and how qualifies for affordable, people who are qualified for subsidized etc can be quantified, can be tracked. But the missing middle range of people [who do not qualify for strictly affordable but still can't afford housing], is that incorporated in Andy's plan? This plan talks about 60% of area median income (high, because based on the area median). Other projects have different

criteria. Who monitors? To be worked out for each project. In this case, would have to be process set up. he proposed work with non-profits since they do this kind of work and have to monitor anyway. Andy - lots of talk about fire in Fairmount - just not enough affordable housing which partially can be addressed by affordable housing projects. So the more we can do, the less of that [like tragedy in Fairmount] will likely happen. Q: will this affect waiting lists for public housing, section 8, etc? Andy says in theory yes, might prioritize people who live in the neighborhood and want to age in place, e.g., as the housing prices rise in neighborhoods, and would take people off lists. Blaise - see a skew of designated affordable houses that are small, studios, not necessarily good for families or seniors.

7:30pm: New Business

Virtual Voting - suggestions in chat. Zoom polling, google doc, etc. Frank Allegra says GCCA uses software to poll board members anonymously. There is software and costs money and sends out the polls. He will send me the info.

Q: Has anyone been called back for a re-consideration hearing? Several people weighed in. One was denied? Wouldn't let them continue because party that asked for the re-consideration did not have a lawyer. Suzanne WCGN - case overturned by common pleas court, then neighbors went to commonwealth court and got common please overturned. Celeste - involved in several re-considerations. Held hearing without their input. They got them to award the re-consideration once, and another time did not. Re-consideration based on something that should have happened did not happen, or something didn't happen that should have happened.

Next meeting is in March - could be in person? Not sure.

7:55pm: Adjournment