



Housing Task Force Meeting | Minutes

Date. December 4, 2018
Time. 5:30 to 7:00 pm
Location: Ezekial Baptist Church
5701 Grays Avenue
Phila, PA 19143

Attendees.

Kyle Flood, Gabriella Nelson, Nick Dema, Catherine Droser from PHA; Ryan Bailey of Pennrose; Woo Kim from WRT; Jihad Ali (SWPDS); Tracey Gordon (ACANA and Bartram Choice Ambassador); Kimberly Waller (Bartram Choice Steering Committee); Doreen Waller (Bartram Choice Ambassador); Lisa Nowinski (HUD)

Summary.

The Bartram Choice Housing Task Force met on Tuesday (12/04/18) at Ezekiel Baptist Church from 5:30pm – 7pm. The discussion was organized into 4 main themes: (1) issues/ideas related to new housing in SW Philadelphia; (2) ensuring community and resident support for housing plan; (3) understanding policy parameters regarding Choice housing; (4) planning and implementation timeline

Issues and ideas related to new housing

- Prioritizing Bartram Village residents and increasing transparency in processes (planning, master planning, relocation, etc.)
- Address crime at Bartram Village and surrounding neighborhood so that new housing can thrive
- Address physical and mental health issues in housing plans
 - Consider clinic/counseling space in new mixed-use buildings
 - Jan 31 Leadership Series will be on trauma
 - CHOP and other institutional anchors can champion health issues such as asthma
 - Address lead paint and other environmental justice issues
- Desire for a quality supermarket within walking distance
- Need for community quarterbacks to champion elements of plan (PHA can implement rental housing; others are needed)

How do we get broad/diverse input to inform an actionable plan?

- Work with Councilwoman Blackwell's office
- Consider a more convenient location – Bartram Village community room
- TV/radio/social media
- 12th District Police Meeting

Choice Housing 101

- HUD requires that Choice Neighborhood plans must show one-for-one replacement. This means that every unit of public housing that is demolished must be replaced with a new or substantially rehabbed replacement unit.

BARTRAM CHOICE

NEIGHBORHOOD PLAN

- Replacement Unit is defined as a public housing unit or project-based voucher units (either type of unit serves residents earning 0-80% AMI). A Bartram Village resident who is lease compliant at time of relocation will have the right to return to new housing. Rent for new replacement housing continues to be income based.
- Rental Assistance Demonstration (RAD) is a HUD program to convert public housing into project-based voucher unit.
- On-Site: new housing can be located on-site (on the Bartram Village site)
- Off-Site: new housing can also be located off-site (within neighborhood, but not on Bartram Village site)
- Non-replacement housing is encouraged to create mixed-income communities
 - Non-replacement housing can be market rate (unrestricted rent)
 - Non-replacement housing can be affordable Low-Income Housing Tax Credit (LIHTC) units (0-60% AMI)
- PHA will schedule a bus tour to view mixed-income developments in Philadelphia
- HUD Choice ideal income mix – 50% replacement, 30% affordable non-replacement, 20% market rate
- Affordable and market rate homeownership can be part of all non-replacement units

Timeline

- 3 more Neighborhood Leadership Series sessions this winter
- Walkshops, youth engagement and focus group meetings will be scheduled in the winter/early spring
- Large community meeting in February 2019 focused on community visioning
- HUD Milestone – Feb 27, 2019 Outline with Content due
- HUD Milestone – Aug 27, 2019 Draft Plan due
- HUD Milestone – Feb 27, 2020 Final Plan due
- 1.5-year Action Activity implementation

Next meeting

Please check bartramchoice.com for more details.