

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevolphbg.org

REGULAR MEETING – December 17, 2024 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of November 19, 2024.
- III. Treasurer's Report –September & October 2024 for approval.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 27-2024 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of “Potential Developer” of two (2) parcels located at 1257 and 1259 Walnut Street for the project of affordable housing.

RESOLUTION NO. 28-2024 – Authorizing the Authority to extend the Potential Developer status to June 30, 2025, for RB Development LLC’s project of affordable housing located at 1175 Baily Street.

RESOLUTION NO. 29-2024 - Authorizing the Authority to approve

RESOLUTION NO. 30-2024 - Authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2024, in the approximate amount of \$678,340.

RESOLUTION NO. 31-2024 - Approving the Harrisburg Redevelopment Authority Board meeting dates, place, and time for the 12-month period beginning January 2025.

- VIII. Other Business
- IX. Adjournment

Means To Attend

* **In Person Meeting Location:** 10 N. Second Street, 4th Floor, Suite 405 Conference Room,
Harrisburg, PA 17101

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODJjMmJmJmktY2NlOS00Y2NiLTk0MzItMDQ3MGYwODkyN2Y5%40thread.v2/0?context=%7b%22Tid%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22Oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

Meeting ID: 23568616904
Passcode: CkbD97

RESOLUTION NO. 27-2024
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 6 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1257 Walnut (PID 09-009-011) and 1259 Walnut Street (PID 09-09-012) (collectively the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property, and

WHEREAS, the Authority is willing to permit **South Central Pennsylvania Restoration LLC** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **South Central Pennsylvania Restoration LLC** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. **South Central Pennsylvania Restoration LLC** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. Consideration for the Property shall be \$6,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

Date

Secretary

Application for 1257-1259 Walnut Street

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New Construction will support three 1-Bedroom apartments and three 2-Bedroom Apartments.

Subject properties are located on the south side of Walnut Street. Properties will be combined. Neighboring properties do not have party walls adjacent to the property, so side setbacks are in force. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 50'x40' or 2,000 sf per level.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

We are waiting approval from Zoning

3. Evidence of Past Experience. Demonstrate experience with similar development projects, including responsible compliance with all applicable codes. (Statement of Past Participation can be used or similar document with pertinent information.)

See attachment

4. Preliminary Site Plan. Plan that shows the parcel map; setbacks of building; parking, landscaping, signage, drainage, trash storage/pickup, and traffic flow plans.

See Attached

5. Preliminary Elevations & Floor Plans for proposed new construction.

6. Preliminary Estimate of development & construction costs.

1.3 Million (See Attached C)

7. Preliminary Financing Plan, including letters of interest or commitment letters, if available.

Community First Fund (350,000)

PHARE Grant (\$350,000)

Cornerstone (\$200,000)

Members 1st (500,000)

8. Preliminary Construction Schedule.

See Attached

9. Offer of Purchase.

SCPAP will offer \$3,000 for each parcel payable at closing of permanent financing

10. Financial Interests Disclosure Statement (required).

See Attached

11. Financial and Credit Statement (HUD Form 92417 can be used). To demonstrate financial viability of developer. ('Financial Privacy Notice' required)

See Attached

Potential Developer Application - 1257 & 1259 Walnut Street

Developer must provide to the Authority a written preliminary proposal that includes the following:

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New construction will support three 1-bedroom (co-op?) apartments and three 2-bedroom (co-op?) apartment.

Subject properties are located on the south side of Walnut Street. Properties will be combined. Neighboring properties do not have party walls adjacent to the property, so side setbacks are in force. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 50' x 40' or 2000SF per level:

- 1257 – 61' x 18' - 1098 SF - Sideyard to 1261
- 1259 – 60 x 30 (36' rear) – 1920 SF – Sideyard to ashcan alley

Typical structures in the neighborhood at three stories; new development of 1257/9 will conform to this standard, yielding six new units in approximately 6000 SF of new construction. The developer requests a parking waiver for the project.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

Residential Medium Density

| Zoning Districts | Minimum Lot Area and Density | Minimum Lot Width at Lot Frontage | Front Yard Setback | Minimum Rear Yard Setback | Minimum Side Yard Setback | Maximum Impervious Lot Coverage | Principal Building Height and Width |
|---------------------------------|---|-----------------------------------|--|---------------------------|---|---------------------------------|--|
| Medium Density Residential (RM) | 1,500 square feet per dwelling unit or 3,000 square feet for non-residential uses 8-20 Dwelling Units Per Acre | 20 feet | Shall conform to the existing prevailing building setback within the block, or minimum of 5 feet where no such setback is prevailing | 10 feet | 4 feet each except 0 feet at the shared lot line of lawfully attached dwellings | 70% | 45 feet Maximum Height Width no greater than 20% of prevailing width on block |

The proposed development conforms to existing zoning.

3. Evidence of Past Experience. Demonstrate experience with similar development projects, including responsible compliance with all applicable codes. (Statement of Past Participation can be used or similar document with pertinent information.)

See resume below for Project Development Manager Bruce Quigley. Mr. Quigley has served as Executive Director of Union County Housing Authority for ten years and is active directing affordable housing development entities in Central Pennsylvania.

4. Preliminary Site Plan. Plan that shows the parcel map; setbacks of building; parking, landscaping, signage, drainage, trash storage/pickup, and traffic flow plans.

Attached.

5. Preliminary Elevations & Floor Plans for proposed new construction.

Attached.

6. Preliminary Estimate of development & construction costs.

\$1.8M

7. Preliminary Financing Plan, including letters of interest or commitment letters, if available. (Per Bank)

Predevelopment Tenfold (need letter of support from City)

Option 1: PHARE (\$750,000/July 2025) + Cornerstone \$550,000 + PACE Equity \$500,000

Option 2: Permanent Financing LIHTC + 30% PACE Equity (FMUB)

Option 3: Bank Finance + PACE

8. Preliminary Construction Schedule.

By SCPRC

9. Offer of Purchase. Must be fair market price. A minimum \$1,000 non-refundable good-faith deposit must accompany the submission.

\$1,000 per parcel payable at closing of permanent financing

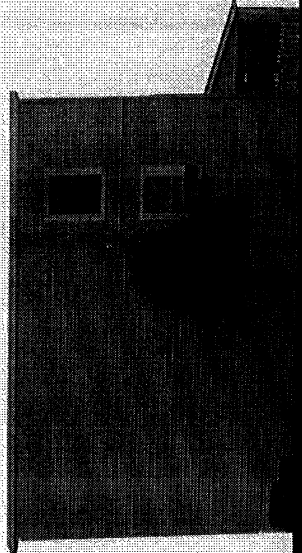
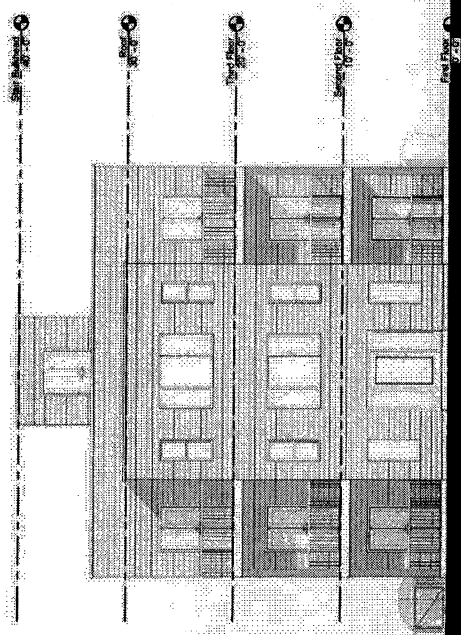
10. Financial Interests Disclosure Statement (required).

By SCPRC – Powell Law assist?

11. Financial and Credit Statement (HUD Form 92417 can be used). To demonstrate financial viability of developer. ('Financial Privacy Notice' required)

By SCPRC – Powell Law assist?

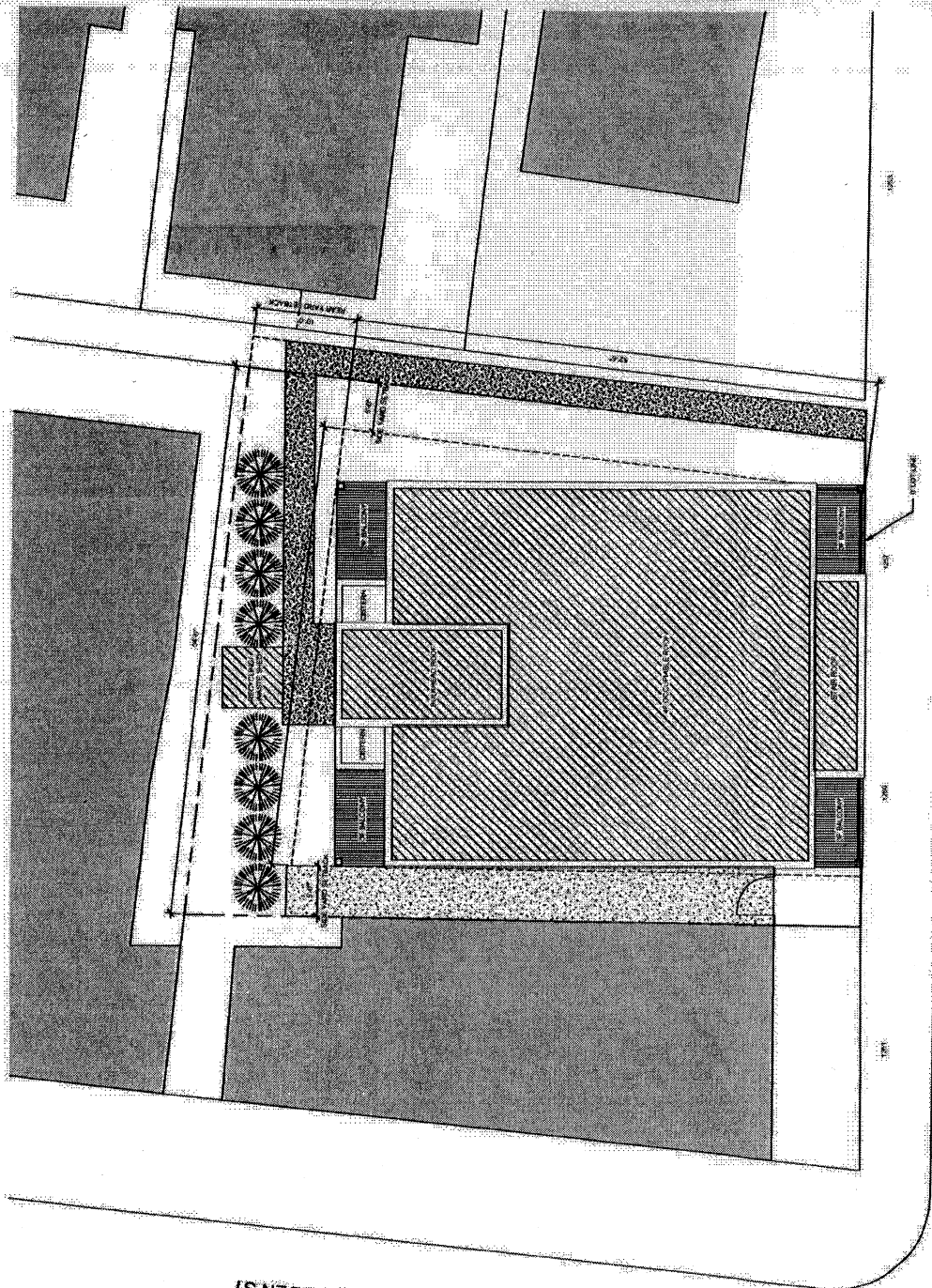
First Resolution. Upon review of these submissions, and at a regular monthly meeting (third Tuesday each month), the Authority Board will consider the **First Resolution** to approve '*Potential Developer*' status, remove the property from the "market", and set a time period for Developer to finalize the items above-listed.



0-3716-11-0


Walnut St
Architectural Services
1227-1200 Walnut St
Harrisburg, PA

Sheet
A201

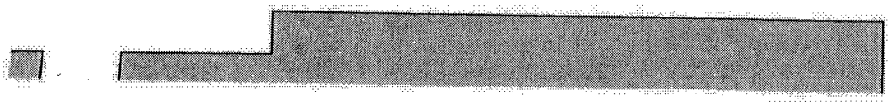
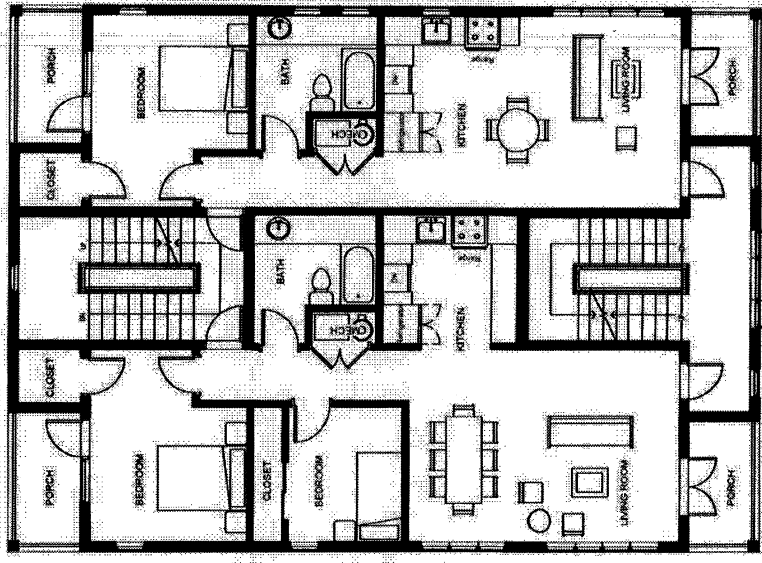


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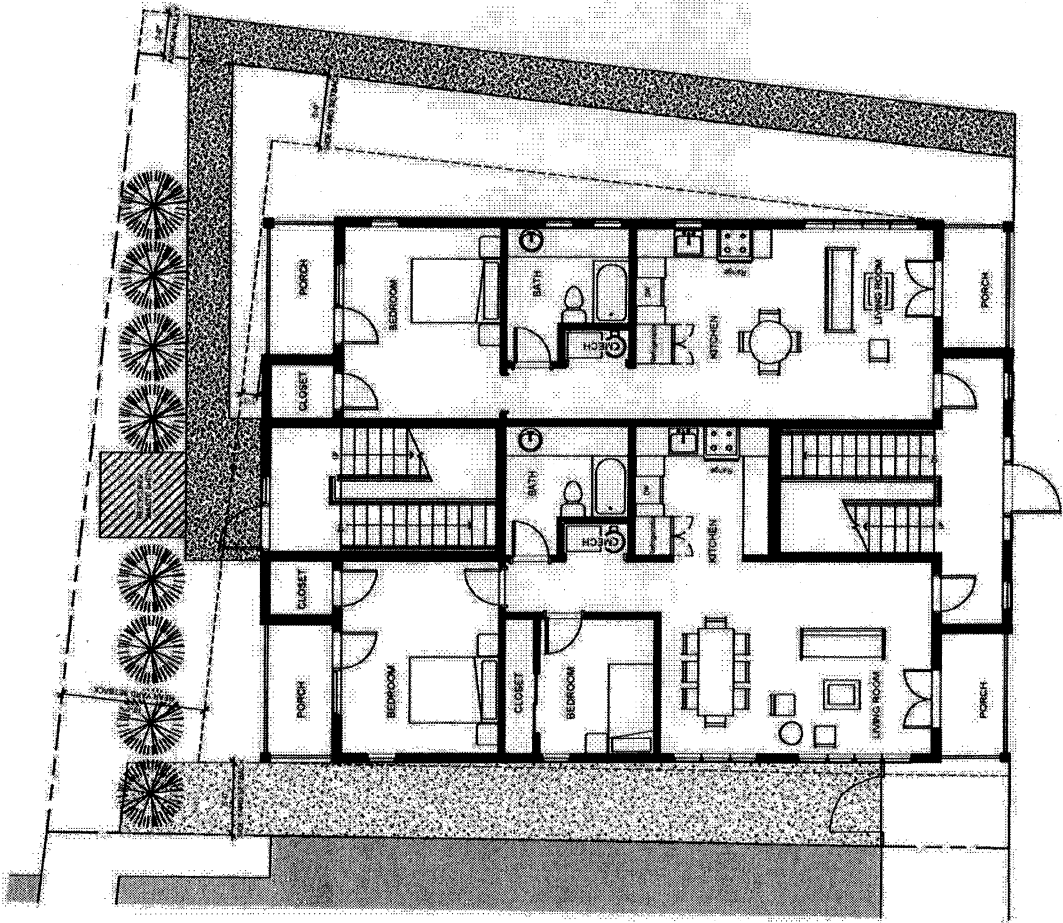
WALNUT ST

C101

Walnut St
 Affordable Housing
 1231-1233 Walnut St
 Nashville, TN



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© 2011 [unreadable] Inc.
11/11/11

DAUPHIN COUNTY, PENNSYLVANIA

OFFICE OF COUNTY COMMISSIONER

HONORABLE GEORGE P. HARTWICK, III
COUNTY COMMISSIONER



(OFFICE) (717) 780-6329
E-mail: ghartwick@dauphincounty.gov

2 SOUTH SECOND STREET
HARRISBURG, PA 17101

Building Up Communities
152 Manada Street
Harrisburg, PA 17104

November 6, 2024

To Whom This May Concern:

I am writing to support Building Up Communities with the affordable housing project, Walnut Street Housing, located at 1257 Walnut Street, Harrisburg, PA 17104. This initiative aims to address the critical need for affordable housing in our community, providing safe, decent, and affordable homes for low-income families, veterans and seniors. The project will deliver six units, designed to the highest standards of sustainability and efficiency. They are committed to ensuring access to essential services such as public transportation, healthcare, and recreational opportunities.

I support Building Up Communities initiative to help secure the necessary funding and approvals to move forward. This is a step towards alleviating the housing crisis in our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "George P. Hartwick, III".

George P. Hartwick, III
Chairman, Board of Commissioners



Harrisburg City Council

To whom it may concern,

On behalf of the City of Harrisburg, I am pleased to express our general support for initiatives aimed at addressing the critical need for affordable housing in our community. Harrisburg, like many cities across the nation, faces significant challenges in ensuring that all residents have access to safe, affordable, and modern housing options.

Affordable housing projects, such as the one your organization is proposing, play a vital role in meeting these challenges. The need is particularly pressing in neighborhoods like Allison Hill, where housing costs are rising rapidly and many families struggle to find stable housing within their means. Your vision of creating 110 affordable housing units designed for low- to moderate-income families, seniors, veterans, and individuals with disabilities aligns with the city's goals to foster inclusivity and support our community's most vulnerable populations.

Key features of your proposed development, such as its proximity to public transit hubs, energy-efficient and sustainable design, and integration of community-centered amenities like secure entrances, co-working spaces, and a fitness center, demonstrate a forward-thinking approach to housing that addresses both accessibility and modern living standards. These elements are crucial to fostering a vibrant, inclusive community where residents can thrive.

Thank you for your commitment to addressing the housing shortage in our city. We encourage continued collaboration with public and private stakeholders to bring this vision to life and stand ready to support efforts that align with our shared goals of improving quality of life for all Harrisburg residents.

Sincerely,

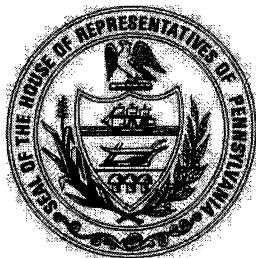
Lamont Jones
Public Safety Chair
Harrisburg City Council

DAVID A. MADSEN, MEMBER
104TH LEGISLATIVE DISTRICT

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P.O. BOX 202104
HARRISBURG, PENNSYLVANIA 17120-2104
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REPMADSEN@PAHOUSE.NET



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES
APPROPRIATIONS
LOCAL GOVERNMENT
GAMING AND OVERSIGHT
HOUSING & COMMUNITY DEVELOPMENT
HUMAN SERVICES
COMMITTEE ON COMMITTEES

November 4th, 2024

To Whom This May Concern:

I am writing to support Building Up Communities with their affordable housing project at Walnut Street Housing at 1257 Walnut Street, Harrisburg, PA 17104. This initiative aims to address the critical need for affordable housing in our community, providing safe, decent, and affordable homes for low-income families, veterans and seniors.

The project will deliver 6 units, designed to the highest standards of sustainability and efficiency. We are committed to ensuring access to essential services such as public transportation, healthcare, and recreational opportunities.

I fully endorse Building Up Communities in their efforts to help secure the necessary funding and approvals to move forward. We support the tackling of the housing crisis in our community and urge you to consider the application of Building Up Communities.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Madsen".

David A. Madsen
State Representative
104th Legislative District

RESOLUTION NO. 28-2024

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 20-2020**, has recognized **RB Development LLC** as Potential Developer of 1175 Bailey Street, PID 09-07-019 (the “Property”) for new construction of affordable housing; and

WHEREAS, the Authority extended its Potential Developer status in **Resolution 24-2021**, **Resolution 38-2021**, **Resolution 12-2022**, **Resolution 28-2022**, **Resolution 20-2023**, **Resolution 34-2023**, and **Resolution 11-2024**; and

WHEREAS, the Authority wishes to extend **RB Development LLC**’s status as Potential Developer that it may continue with its planning and negotiation for an additional (6) six months.

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Resolution No. 20-2020, item 1, to **June 30, 2025**. All other terms and conditions of **Resolution No. 20-2020** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 29-2024
Harrisburg Redevelopment Authority

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Harrisburg hereby accepts and authorizes the release of its Audited Financial Statements for the year ended December 31, 2023.

Date

Secretary

HARRISBURG REDEVELOPMENT AUTHORITY

RESOLUTION NO. 30-2024

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the General Operating Budget for the Fiscal Year beginning January 1, 2025, is hereby approved in the total expenditure amount of approximately \$678,340 further detailed in the HRA Administration Proposed Budget 2024 attached hereto and made a part hereof.

Date

Secretary

RESOLUTION 31- 2024

Harrisburg Redevelopment Authority

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the following list of regular Harrisburg Redevelopment Authority Board meeting dates for the 12-month period beginning January 2025 is hereby approved; said meetings to be held at 12:30 pm in Suite 405 conference room, 10 N Second Street, Harrisburg PA.

January 21, 2025

February 18, 2025

March 18, 2025

There will not be a meeting in April 2025

May 13, 2025 (2nd Tuesday of the month)

June 17, 2025

July 15, 2025

August 19, 2025

September 16, 2025

October 21, 2025

November 18, 2025

December 16, 2025

Date

Secretary