**RESOLUTION NO. 15-2022**
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg is under negotiations with **Vice Capital Group LLC** (VCG), with their principle offices at 1000 N. 6th Street, Harrisburg PA 17102, for the purchase of twenty-five (25) parcels in the Uptown neighborhood as more fully described in Phase 1 of the attached property list (all in the City of Harrisburg and collectively, the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property; and

WHEREAS, VCG has submitted a proposal, and plans have progressed to the level that staff has recommended that Vice Capital Group LLC be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Vice Capital Group LLC** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

A. The Property shall be developed as approximately forty-one (41) new affordable housing apartments and homes, of varying housing types, with a Community Service Facility, and related site improvements including off-street parking.

B. Consideration for the Property shall be $55,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.

C. **Vice Capital Group LLC** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.

D. **Vice Capital Group LLC** shall have secured all financing necessary to construct and complete the improvements described within its October 2018 Proposal.

E. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.

F. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.

G. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.

H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

6/21/22
Date

Alexander L. Mur
Secretary

| | Address | Parcel ID | Phase | | Price |
|---|---|---|---|---|---|
| 1 | 2301 N. 6th | 10-017-066 | Phase 1 | $ | 3,000 |
| 2 | 2303 N. 6th | 10-017-067 | Phase 1 | $ | 3,000 |
| 3 | 2305 N. 6th | 10-017-068 | Phase 1 | $ | 3,000 |
| 4 | 2307 N. 6th | 10-017-069 | Phase 1 | $ | 3,000 |
| 5 | 2309 N. 6th | 10-017-070 | Phase 1 | $ | 3,000 |
| 6 | 2311 N. 6th | 10-017-071 | Phase 1 | $ | 3,000 |
| 7 | 2313 N. 6th | 10-017-072 | Phase 1 | $ | 3,000 |
| 8 | 2315 N. 6th | 10-017-073 | Phase 1 | $ | 3,000 |
| 9 | 2317 N. 6th | 10-017-074 | Phase 1 | $ | 3,000 |
| 10 | 2319 N. 6th | 10-017-075 | Phase 1 | $ | 3,000 |
| 11 | 2321 N. 6th | 10-017-076 | Phase 1 | $ | 3,000 |
| 12 | 2323 N. 6th | 10-017-077 | Phase 1 | $ | 3,000 |
| 13 | 2325 N. 6th | 10-017-078 | Phase 1 | $ | 3,000 |
| 14 | 2327 N. 6th | 10-017-079 | Phase 1 | $ | 3,000 |
| 15 | 2329 N. 6th | 10-017-080 | Phase 1 | $ | 3,000 |
| 16 | 2306 N. 6th | 10-024-021 | Phase 1 | $ | 1,000 |
| 17 | 2304 N. 6th | 10-024-022 | Phase 1 | $ | 1,000 |
| 18 | 2302 N. 6th | 10-024-023 | Phase 1 | $ | 1,000 |
| 19 | 2292 N. 6th | 10-025-004 | Phase 1 | $ | 1,000 |
| 20 | 2290 N. 6th | 10-025-005 | Phase 1 | $ | 1,000 |
| 21 | 2284 N. 6th | 10-025-008 | Phase 1 | $ | 1,000 |
| 22 | 2240 N. 6th | 10-025-009 | Phase 1 | $ | 1,000 |
| 23 | 595 Emerald | 10-025-030 | Phase 1 | $ | 1,000 |
| 24 | 597 Emerald | 10-025-029 | Phase 1 | $ | 1,000 |
| 25 | 599 Emerald | 10-025-028 | Phase 1 | $ | 1,000 |
| TOTAL | | | | $ | 55,000 |

| | Address | Parcel ID | Phase | | Price |
|---|---|---|---|---|---|
| 1 | 609 Schuylkill | 10-016-019 | Phase 2 | $ | 3,000 |
| 2 | 611 Schuylkill | 10-016-018 | Phase 2 | $ | 3,000 |
| 3 | 613 Schuylkill | 10-016-017 | Phase 2 | $ | 3,000 |
| 4 | 615 Schuylkill | 10-016-016 | Phase 2 | $ | 3,000 |
| 5 | 617 Schuylkill | 10-016-015 | Phase 2 | $ | 3,000 |
| 6 | 619 Schuylkill | 10-016-014 | Phase 2 | $ | 3,000 |
| 7 | 621 Schuylkill | 10-016-013 | Phase 2 | $ | 3,000 |
| 8 | 623 Schuylkill | 10-016-012 | Phase 2 | $ | 3,000 |
| 9 | 625 Schuylkill | 10-016-011 | Phase 2 | $ | 3,000 |
| 10 | 627 Schuylkill | 10-016-010 | Phase 2 | $ | 3,000 |
| 11 | 629 Schuylkill | 10-016-009 | Phase 2 | $ | 3,000 |
| 12 | 631 Schuylkill | 10-016-008 | Phase 2 | $ | 3,000 |
| 13 | 633 Schuylkill | 10-016-007 | Phase 2 | $ | 3,000 |
| 14 | 635 Schuylkill | 10-016-006 | Phase 2 | $ | 3,000 |
| 15 | 637 Schuylkill | 10-016-005 | Phase 2 | $ | 3,000 |
| 16 | 639 Schuylkill | 10-016-004 | Phase 2 | $ | 3,000 |
| 17 | 641 Schuylkill | 10-016-003 | Phase 2 | $ | 3,000 |
| 18 | 643 Schuylkill | 10-016-002 | Phase 2 | $ | 3,000 |
| 19 | 645 Schuylkill | 10-016-001 | Phase 2 | $ | 3,000 |
| 20 | 608 Schuylkill | 10-015-090 | Phase 2 | $ | 1,000 |
| 21 | 610 Schuylkill | 10-015-089 | Phase 2 | $ | 1,000 |
| 22 | 612 Schuylkill | 10-015-088 | Phase 2 | $ | 1,000 |
| 23 | 614 Schuylkill | 10-015-087 | Phase 2 | $ | 1,000 |
| 24 | 616 Schuylkill | 10-015-086 | Phase 2 | $ | 1,000 |
| 25 | 624 Schuylkill | 10-015-082 | Phase 2 | $ | 1,000 |
| 26 | 626 Schuylkill | 10-015-081 | Phase 2 | $ | 1,000 |
| 27 | 628 Schuylkill | 10-015-080 | Phase 2 | $ | 1,000 |
| 28 | 630 Schuylkill | 10-015-079 | Phase 2 | $ | 1,000 |
| 29 | 632 Schuylkill | 10-015-078 | Phase 2 | $ | 1,000 |
| 30 | 634 Schuylkill | 10-015-077 | Phase 2 | $ | 1,000 |
| 31 | 640 Schuylkill | 10-015-074 | Phase 2 | $ | 1,000 |
| 32 | 642 Schuylkill | 10-015-073 | Phase 2 | $ | 1,000 |
| 33 | 2502 Agate | 10-015-072 | Phase 2 | $ | 1,000 |
| 34 | 2504 Agate | 10-015-071 | Phase 2 | $ | 1,000 |
| 35 | 2506 Agate | 10-015-070 | Phase 2 | $ | 1,000 |
| 36 | 2421 N. 6th | 10-016-078 | Phase 2 | $ | 1,000 |
| 37 | 2423 N. 6th | 10-016-077 | Phase 2 | $ | 1,000 |
| 38 | 2427 N. 6th | 10-016-075 | Phase 2 | $ | 1,000 |
| 39 | 2429 N. 6th | 10-016-074 | Phase 2 | $ | 1,000 |
| 40 | 2431 N. 6th | 10-016-073 | Phase 2 | $ | 1,000 |
| 41 | 600 Seneca | 10-016-109 | Phase 2 | $ | 1,000 |
| 42 | 602 Seneca | 10-016-108 | Phase 2 | $ | 1,000 |
| 43 | 604 Seneca | 10-016-107 | Phase 2 | $ | 1,000 |
| 44 | 606 Seneca | 10-016-106 | Phase 2 | $ | 1,000 |
| Total | | | | $ | 82,000 |

| CURRENT ANTICIPATED SOURCES | |
|---|---|
| JMB Gardens Phase 1 | |
| DCED /PHLB | $200,000 |
| City of Harrisburg | $350,000 |
| Dauphin Gaming | $150,000 |
| Penn Homes | $1,300,000 |
| LIHTC | $13,700,000 |
| Total | $15,700,000 |

| USES | |
|---|---|
| LAND | $50,000 |
| Financing cost | $2500,000 |
| Hard cost | $14,200,000 |
| Soft cost | $700,000 |
| Reserves | $240,000 |
| Miscellaneous | $260,000 |
| Total | $15,700,000 |

**J.M.B. Gardens**

02-Jun-22

Scenario: New Construction, General Occupancy

County: Dauphin
Occupancy: General
Unit Count: 41

| Residential Units | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of BR | No. of Units | Square Footage | HOME/ HTF/811 | Tenant Paid Rent | Utility Allowanc e | Total Tenant Expense | Rental Assistance Payment & Source | | Total Housing Expense | Targeted Income Level | Annual Income |
| 1 BR | 2 | 850 | HTF | $ 282 | $ 72 | $ 354 | $ 531 | PBV | $ 885 | 20% | $ 19,512 |
| 1 BR | 1 | 850 | HTF | $ 459 | $ 72 | $ 531 | $ 354 | PBV | $ 885 | 30% | $ 9,756 |
| 1 BR | 5 | 850 | TC Only | $ 813 | $ 72 | $ 885 | | -Select- | $ 885 | 50% | $ 48,780 |
| 1 BR | 6 | 850 | TC Only | $ 990 | $ 72 | $ 1,062 | | -Select- | $ 1,062 | 60% | $ 71,280 |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| 2 BR | 2 | 1100 | HTF | $ 335 | $ 89 | $ 424 | $ 704 | PBV | $ 1,128 | 20% | $ 24,936 |
| 2 BR | 1 | 1100 | TC Only | $ 972 | $ 89 | $ 1,061 | $ 67 | PBV | $ 1,128 | 50% | $ 12,468 |
| 2 BR | 6 | 1100 | TC Only | $ 972 | $ 89 | $ 1,061 | | -Select- | $ 1,061 | 50% | $ 69,984 |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| 2 BR | 7 | 1100 | TC Only | $ 1,184 | $ 89 | $ 1,273 | | -Select- | $ 1,273 | 60% | $ 99,456 |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| 3 BR | 1 | 1350 | HTF | $ 365 | $ 125 | $ 490 | $ 942 | PBV | $ 1,432 | 20% | $ 15,684 |
| 3 BR | 1 | 1350 | TC Only | $ 1,101 | $ 125 | $ 1,226 | $ 206 | PBV | $ 1,432 | 50% | $ 15,684 |
| 3 BR | 2 | 1350 | TC Only | $ 1,101 | $ 125 | $ 1,226 | | -Select- | $ 1,226 | 50% | $ 26,424 |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| 3 BR | 7 | 1350 | TC Only | $ 1,346 | $ 125 | $ 1,471 | | -Select- | $ 1,471 | 60% | $ 113,064 |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| -Select- | | | -Select- | | | | | -Select- | | -Select- | |
| **TOTAL** | **41** | **44,350** | | | | | | | | | **$ 527,028** |


JMB
Gardens


JMB
Gardens


## NORTH ELEVATION - LOT 1

1/16" = 1'-0"



## WEST ELEVATION - LOT 1

1/16" = 1'-0"

## WEST ELEVA

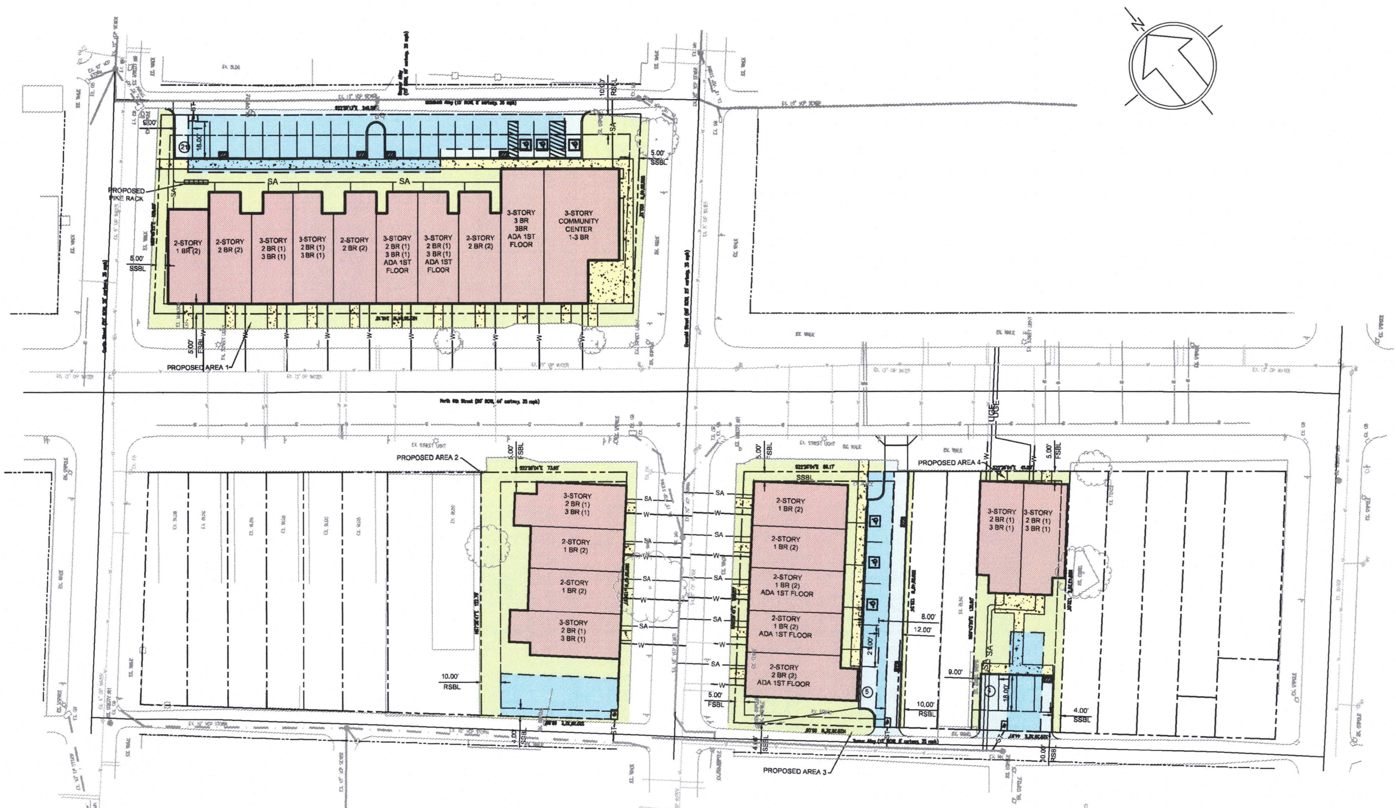
1/16" = 1'-0"

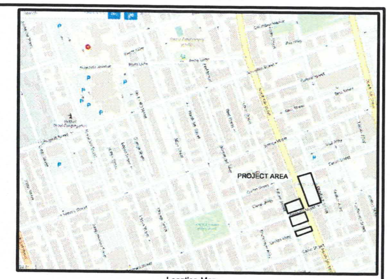

# EAST ELEVATION - LOT 3

1/16" = 1'-0"


# SOUTH ELEVATION - LOT 4

1/16" = 1'-0"




Location Map
1" = 500'

Legend

- Property Line / Right-of-Way
- Existing Curb
- Existing Sidewalk
- Existing Asphalt Paving
- Existing Water Line
- Existing Underground Electric Line
- Existing Minor Contour
- Existing Major Contour
- Existing Sanitary Sewer Line
- Existing Gas Line
- Existing Manhole
- Existing Utility Pole
- Existing Water Valve
- Existing Fire Hydrant
- Existing Inlet
- Proposed Asphalt Paving
- Proposed Sidewalk
- Proposed Curb
- Proposed Building
- Proposed ADA Parking Space
- SA — Proposed Sanitary Sewer Line
- W — Proposed Water Line
- G — Proposed Gas Line
- F — Proposed Fire Line
- Proposed Overflow Structure/Inlet
- Proposed Subsurface Basin

## Potential Variance / Special Exceptions

1. 7-305.7 - Multi-Family use is permitted by special exception within the RM district (Proposed Area 3).
2. 7-307.3A - The minimum side yard setback within the CN district is four (4) feet each except at the shared lot line of lawfully attached structures (Proposed Area 4).
3. 7-327.9(a)(4) - Parking areas shall not be within a required yard setback.

ZONING DATA TABLE

| DESCRIPTION | REQUIRED | | PROPOSED AREA 1 | PROPOSED AREA 2 | PROPOSED AREA 3 | | PROPOSED AREA 4 |
|---|---|---|---|---|---|---|---|
| CITY OF HARRISBURG | COMMERCIAL NEIGHBORHOOD (CN) | MEDIUM DENSITY RESIDENTIAL (RM) | CN | CN | CN | RM* | CN |
| USE DESCRIPTION | MULTI-FAMILY DWELLING | MULTI-FAMILY DWELLING | MULTI-FAMILY DWELLING | MULTI-FAMILY DWELLING | MULTI-FAMILY DWELLING | | MULTI-FAMILY DWELLING |
| MINIMUM LOT AREA PER UNIT | 660 SF | 750 SF | 1,450 SF | 883 SF | 1,103 SF | | 984 SF |
| MINIMUM LOT WIDTH AT STREET | 20 FT | 20 FT | 246.18 FT | 124.97 FT | 126.85 FT | | 45.00 FT |
| BUILDING SETBACKS (BSBL) | | | | | | | |
| FRONT (FYSB) | MATCH EXISTING OR 5 FEET | MATCH EXISTING OR 5 FEET | 5 FEET | MATCH EXISTING (0 FT) | 5 FT | | 5 FT |
| REAR (RYSB) | 10 FT | 10 FT | 27.22 FT | 13.38 FT | 22.26 ft | | 69.06 FT |
| SIDE (SYSB) | 4 FT AT ENDS | 4 FT AT ENDS | N/A | N/A | N/A | | 0 FT |
| PARKING SETBACKS (PSBL) | | | | | | | |
| FRONT (FYSB) | MATCH EXISTING OR 5 FEET | MATCH EXISTING OR 5 FEET | 77.90 FT | N/A | N/A | | N/A |
| REAR (RYSB) | 10 FT | 10 FT | 0 FT | N/A | 3 FT | | 0 FT |
| SIDE (SYSB) | 4 FT AT ENDS | 4 FT AT ENDS | 11.81 FT | N/A | 9.21 FT | | 4.15 FT |
| MAXIMUM IMPERVIOUS COVERAGE | 95% | 85% | 71% | 36% | 77% | | 69% |
| MAXIMUM BUILDING HEIGHT | 100 FT | 65 FT | < 100 FT | < 100 FT | < 100 FT | | < 100 FT |
| MAXIMUM BUILDING WIDTH NO GREATER THAN 20% OF PREVAILING WIDTH ON BLOCK | 23 FT + 20% = 27.6 FT | 23 FT + 20% = 27.6 FT | MAX. 22 FT | MAX. 22 FT | MAX. 22 FT | | MAX. 22 FT |
| MINIMUM PARKING STALL SIZE | 9 FT x 18 FT | 9 FT x 18 FT | 9 FT x 18 FT | 9 FT x 18 FT | 9 FT x 18 FT | | 9 FT x 18 FT |
| MINIMUM NUMBER OF PARKING STALLS<br>MULTI-FAMILY<br>1 SPACE PER EACH MARKET RATE UNIT AND AND 0.5 SPACE PER EACH AFFORDABLE UNIT | PARKING NOT REQUIRED WITHIN NC DISTRICT | 100% = 0.5 SPACE PER EACH DWELLING UNIT | AFFORDABLE REQUIRED: N/A<br>COMMUNITY CENTER REQUIRED: N/A<br>(NC DISTRICT)<br>22 STALLS PROPOSED | AFFORDABLE REQUIRED: N/A<br>(NC DISTRICT)<br>0 STALLS PROPOSED | AFFORDABLE REQUIRED: 0.5 x 4 UNITS WITHIN RM = 2 STALLS<br>5 STALLS PROPOSED | | AFFORDABLE REQUIRED: N/A<br>(NC DISTRICT)<br>4 STALLS PROPOSED |
| COMMUNITY CENTER<br>1 SPACE FOR EVERY 300 SF OF GFA AND 1 SPACE PER EMPLOYEE | PARKING NOT REQUIRED WITHIN NC DISTRICT | NONE PROPOSED | | | | | |

ZONING TABLE NOTES:
1. ☐ = ITEM REQUIRES A VARIANCE
2. * THE PROPOSED MULTI-FAMILY DWELLING USE IS PERMITTED WITHIN THE RM DISTRICT BY SPECIAL EXCEPTION

Parcels to be Consolidated
Tax Parcel Numbers Listed by Address

| Area | Address | Tax Parcel No. | Zoning | Total Area* |
|---|---|---|---|---|
| 1 | 2329 N. 6th Street | 10-017-066 | CN | |
| | 2327 N. 6th Street | 10-017-067 | CN | |
| | 2325 N. 6th Street | 10-017-068 | CN | |
| | 2323 N. 6th Street | 10-017-069 | CN | |
| | 2321 N. 6th Street | 10-017-070 | CN | |
| | 2319 N. 6th Street | 10-017-071 | CN | |
| | 2317 N. 6th Street | 10-017-072 | CN | |
| | 2315 N. 6th Street | 10-017-073 | CN | |
| | 2313 N. 6th Street | 10-017-074 | CN | |
| | 2311 N. 6th Street | 10-017-075 | CN | |
| | 2309 N. 6th Street | 10-017-076 | CN | |
| | 2307 N. 6th Street | 10-017-077 | CN | |
| | 2305 N. 6th Street | 10-017-078 | CN | |
| | 2303 N. 6th Street | 10-017-079 | CN | |
| | 2301 N. 6th Street | 10-017-080 | | |
| | | | | 24,656 SF |
| 2 | 2306 N. 6th Street | 10-024-01 | CN | |
| | 2304 N. 6th Street | 10-024-22 | CN | |
| | 2302 N. 6th Street | 10-024-023 | CN | |
| | 2300 N. 6th Street | 10-024-024 | CN | |
| | | | | 8,839 SF |
| 3 | 2298 N. 6th Street | 10-025-001 | CN | |
| | 2296 N. 6th Street | 10-025-002 | CN | |
| | 2294 N. 6th Street | 10-025-003 | CN | |
| | 2292 N. 6th Street | 10-025-004 | CN | |
| | 2290 N. 6th Street | 10-025-005 | CN | |
| | 599 Emerald Street | 10-025-028 | RM | |
| | 597 Emerald Street | 10-025-029 | RM | |
| | 595 Emerald Street | 10-025-030 | RM | |
| | | | | 11,036 SF |
| 4 | 2284 N. 6th Street | 10-025-008 | CN | |
| | 2240 N. 6th Street | 10-025-009 | CN | |
| | | | | 5,904 SF |

*Per survey provided Melham Associates, PC dated 05-06-22

**Applicant / Equitable Owner:**
Vice Capital Group
1604 North 2nd Street
Harrisburg, PA 17102

GRAPHIC SCALE
0 15 30 60 120
DRAWING SCALE: 1" = 30'
SHEET 1 OF 1

DRAFT 05-23-22

# PHFA SUBMISSION SITE PLAN
# JMB GARDENS
CITY OF HARRISBURG, DAUPHIN COUNTY, PA

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 East ... Building ... 2nd Floor, Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
MARTIN J. EUSTACE, III
Martin J. Eustace, III, P.E.
PA Lic. PE048891E

| | |
|---|---|
| DRAWN BY | SES |
| CHECKED BY | MWW |
| DATE | 05-23-22 |
| | 2363 05 01 |