

RESOLUTION NO. 14-2024
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 11 July 2024, from **On Hill Development LLC** with its office located at 220 Pine Street, Harrisburg, PA, 17101 for the purchase of 1623 Regina (PID 09-028-020), 1625 Regina (PID 09-028-021), 1627 Regina (PID 09-028-022), 1629 Regina (PID 09-028-023), 1631 Regina (PID 09-028-024), and 1633 Regina (PID 09-028-025) Street in Harrisburg (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 **On Hill Development 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. **On Hill Development LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **On Hill Development 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. **On Hill Development 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 \$30,000, 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.

9/17/24
Date


Secretary

The Law Office of
SHAUN E. O'TOOLE
220 Pine Street
Harrisburg, Pennsylvania 17101
(717) 695-0389
Fax (717) 213-0272
otoolelawoffice.com

July 11, 2024

Bryan Davis
Executive Director
Harrisburg Redevelopment Authority
10 North Second Street
Harrisburg, Pennsylvania 17101

Hand Delivery

**Re: On Hill Development LLC/Handle's Helping Hand Foundation
Preliminary Proposal for Potential Developer Status
162~~5~~– 1633 Regina Street**

Dear Mr. Davis:

Enclosed is a Proposal for Potential Developer Status submitted on behalf of On Hill Development LLC and Handle's Helping Hand Foundation. As you will see, we are seeking potential developer status for the parcels located at 1625 to 1633 Regina Street, Harrisburg, Pennsylvania.

If you have any questions or require additional information or documentation, please give me a call.

Very truly yours,



Shaun E. O'Toole

Enclosure

**PROPOSAL OF ON HILL DEVELOPMENT LLC AND
HANDLE'S HELPING HAND FOUNDATION
FOR POTENTIAL DEVELOPER STATUS**

The Applicant is On Hill Development LLC, a Pennsylvania limited liability company. The Applicant is seeking to continue its Potential Developer status for the following parcels in the City of Harrisburg:

<u>Parcel Number</u>	<u>Addresses</u>
09-028-020	1623 Regina Street
09-028-021	1625 Regina Street
09-028-022	1627 Regina Street
09-028-023	1629 Regina Street
09-028-024	1631 Regina Street
09-028-025	1633 Regina Street.

1. Description of Proposed Use.

Applicant proposes to build five attached residential dwellings on the parcels located at 1623-1633 Regina Street. In early 2023, the Harrisburg Redevelopment Authority (“HRA”) issued an RFP for these parcels. The Applicant submitted a proposal, and in May, 2023, pursuant to Resolution No. 17-2023, HRA awarded potential developer status to the Applicant for these parcels. As stated in the Applicant’s proposal in 2023, Applicant has joined with Handle’s Helping Hand Foundation (“Foundation”), a local non-profit headed by Chris Franklin, a member of the Harlem Globetrotters, to develop the parcels. The Foundation plans to construct five homes on the parcels to be sold to qualifying first-time home-owners. **Applicant strongly believes that home ownership in this neighborhood should be a primary objective of the city.** Attached as Exhibit “A” is a rendering of the homes.

The Foundation will contract with a third-party non-profit that will work with prospective first first-time homeowners and prepare them for home ownership. The non-profit will work with the prospective buyers to improve their financial literacy to enable them to save for a downpayment, recover their credit rating, arrange for financing, and generally prepare for the purchase of a home.

As a side note, by Resolution 26-2022 (December 20, 2022), HRA awarded potential developer status to the Applicant for five parcels in the 1600 block of Market Street in Harrisburg. Handle’s Helping Hand Foundation plans to build an apartment building consisting of eight to ten affordable units at this location (See Exhibit “B.”) Applicant has assisted the Foundation as it has embarked on the process of attaining financing for the project. Last month, the project was

awarded a PHARE grant from PHFA in the amount of \$250,000 as well as Neighborhood Assistance grants from M&T Bank and MidPenn Bank, each in the amount of \$25,000. The point being that the Applicant and the Foundation are carrying through with the responsibility of being the designated developer on the Market Street lots. The financing of projects like these takes time.

2. Obtain a “Plan Consistency Letter.”

The “Plan Consistency Letter” from Geoffrey Knight, Planning Director of the Harrisburg Planning Bureau, submitted with Applicant’s original RFP application is attached as Exhibit “C.”

3. Evidence of Past Experience.

Applicant is an LLC with two principals, Jamien Harvey and Shaun O’Toole. Mr. Harvey, while employed as the executive director of the Camp Curtin YMCA, oversaw a project that is practically identical to this. The YMCA was designated as potential developer by the HRA for lots on the 600 block of Woodbine Street in Harrisburg. Mr. Harvey raised the capital for that project through the same funding sources that the Applicant plans to use to finance this project. The YMCA built four attached residential units on the lots which were nearly complete when Mr. Harvey left the YMCA’s employ in December, 2022. All four houses were sold to low-income, first-time home-owning families. Mr. O’Toole is an attorney who has practiced in Harrisburg for the past 36 years. A considerable part of his practice involves real estate. He has also served on the Harrisburg Planning Commission for the past 20 years and therefore has an understanding of the City’s permit process, zoning laws, and code regulations and appreciates the need to abide by the same.

4. Preliminary Site Plan. Attached as Exhibit “D.”

5. Preliminary Elevations & Floor Plan for Proposed New Construction.

Attached as Exhibit “A.”

6. Preliminary Estimate of Development and Construction Costs.

It is estimated that the project will cost \$1,400,000.

7. Preliminary Financing Plan.

Applicant plans to raise the larger portion of the construction costs from grants from various sources including: Keystone Communities, Neighborhood Assistance, Pennsylvania Housing Finance Association, City of Harrisburg and Dauphin County.

8. Preliminary Construction Schedule.

It is anticipated that construction on the project will begin by the end of 2025 and be completed by the spring of 2026.

9. Offer of Purchase.

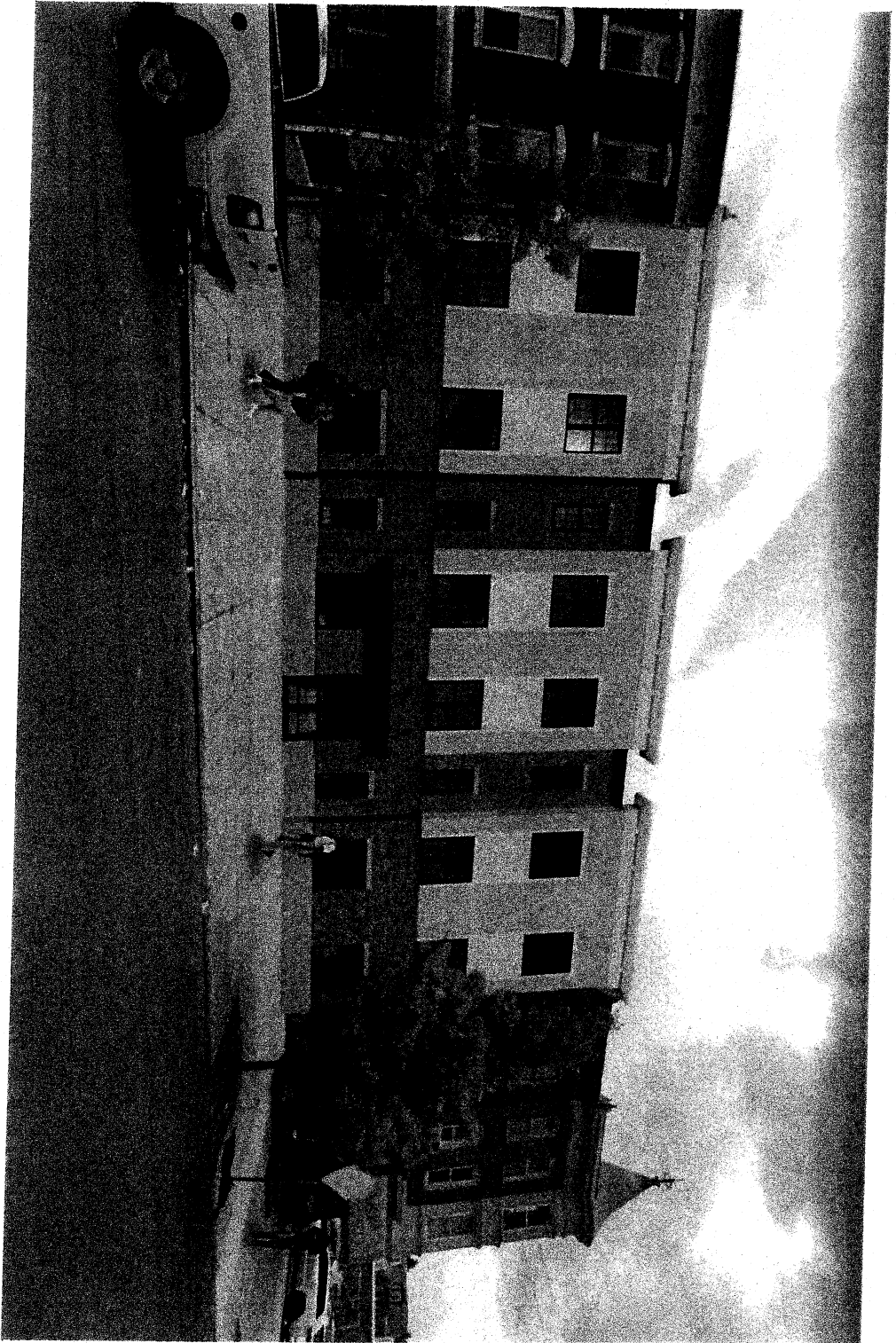
Applicant is offering to purchase the six lots for a total of \$30,000.

Exhibit “A”



KMA
DESIGNS

Exhibit "B"



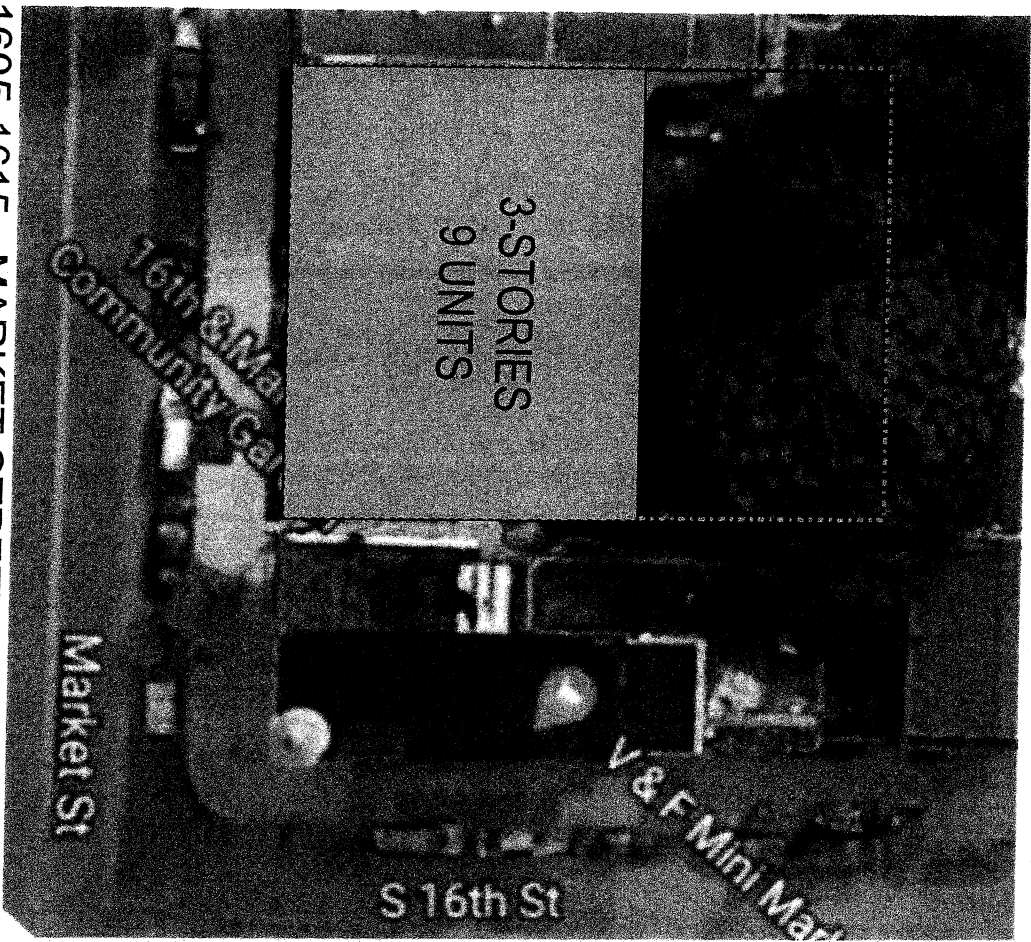
1605-1615 - MARKET STREET - HARRISBURG PA

DATE: 2/13/02
SCALE: 1"=50'-0"

kramer
+
marks

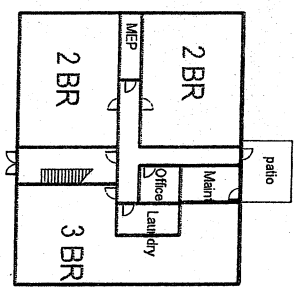
3 7 5 N 1 1 6 1 1 3
architecture interior design planning
27 s. main street, harrisburg, pa 17102
p: 215.654.7722 f: 215.654.5353 www.kramermarks.com

KOA #22293

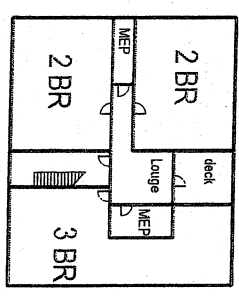


1605-1615 - MARKET STREET - HARRISBURG PA

Date: 2.13.2023
 Scale: 1" = 50'-0"



FIRST FLOOR
 4,440 GSF



SECOND/THIRD FLOOR
 4,440 GSF PER FLOOR

PROJECT TABULATION	
2 BEDROOM - 6 UNITS	
3 BEDROOM - 3 UNITS	
PROJECT TOTAL - 9 UNITS	
PROJECT SF = 13,320 GSF	

kramer
 marks

architectural interior design planning
 37 s. main street, harrisburg, pa 17102
 p: 717.654.3722 f: 717.654.5553 www.kramermarks.com

IGA # 22293



**THANK YOU FOR
YOUR SUPPORT!**

**THE FOUNDATION IS PLANNING TO CONSTRUCT A
MULTI-FAMILY UNIT CONSISTING OF 8 TO 10 AFFORDABLE
APARTMENTS LOCATED IN THE 1600 BLOCK (1605, 1607, 1609,
1611, AND 1613) OF MARKET ST IN HARRISBURG, PA. THESE
TWO- AND THREE-BEDROOM UNITS WILL BE FULLY
ACCESSIBLE FOR ALL LOW-INCOME POPULATIONS,
INCLUDING VETERANS, SENIORS, AND FAMILIES..**



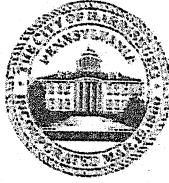
ON HILL DEVELOPMENT LLC

**FOR MORE INFORMATION, PLEASE
EMAIL US AT**

ONHILLDEVELOPMENT@GMAIL.COM



Exhibit "C"



Bureau of Planning
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101

March 24, 2023

Shaun O'Toole & Jamien Harvey
On Hill Development, LLC
220 Pine Street
Harrisburg, PA 17101

Re: Letter of Plan Consistency
Affordable Housing Development: 1623-1633 Regina Street

All:

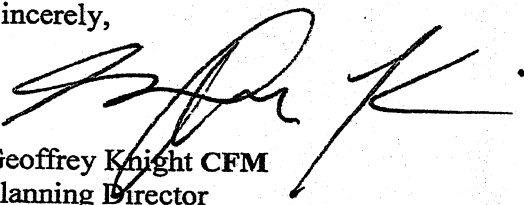
This letter is in response to a request for a letter certifying that the project referenced above complies with the comprehensive planning of the City of Harrisburg; specifically, this proposal involves the consolidation and resubdivision of six lots, and the development of up to five attached rowhomes on the resulting lots. The proposed development would feature affordable, two-bedroom, one-and-a-half bathroom units with rear porches.

The City's Comprehensive Plan addresses projects of this nature primarily through the "Housing" chapter. The proposed projects would address to the following Goals, Objectives, and Action Items in those chapters:

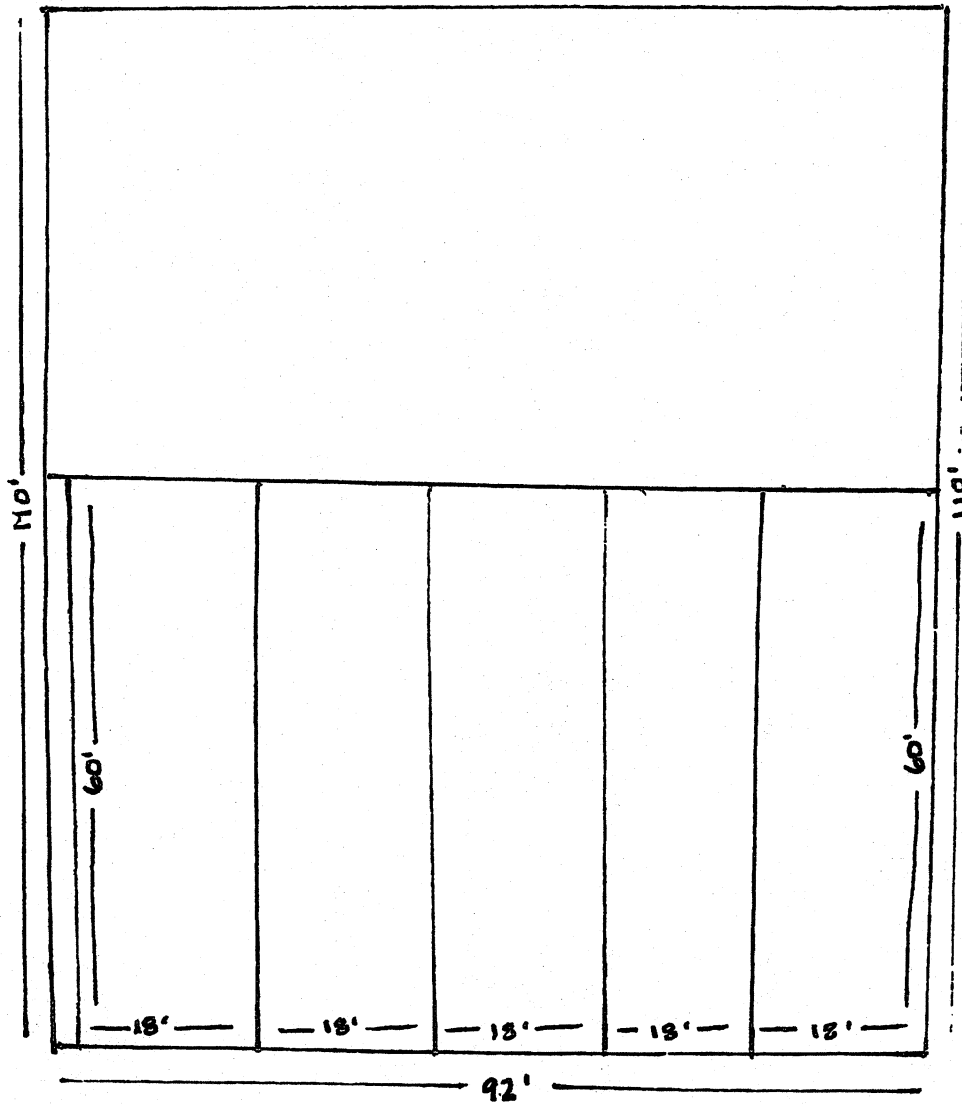
- **Action H.18:** Identify areas throughout the city as the most appropriate locations for new construction;
- **Goal H-4:** Adopt an inclusive and equitable development strategy to introduce mixed-value housing opportunities, especially in neighborhoods experiencing disinvestment;
- **Goal H-7:** Ensure quality housing is attainable and available for all city residents;
- **Action H.40:** Promote new LMI housing through market-rate housing production and assisted housing programs; and
- **Action H.41:** Support the creation of new LMI housing developed by TCHDC, nonprofit housing developers, and nonprofit organizations that help homeowners conduct home improvements/maintenance and provide homebuyer/owner counseling.

Should you have any questions regarding this matter, please feel free to contact me at (717)-255-6637 or gknight@harrisburgpa.gov.

Sincerely,



Geoffrey Knight CFM
Planning Director



Preliminary Site Plan

Exhibit "D"