

**Morningside Area Community Council Monthly Meeting  
December 3, 2014 - Agenda  
VFW Banquet Hall, Morningside**

*I. Welcome & Introductions (7:10 pm)*

*II. Treasurer's Report & Previous Minutes (Jared Delaney)*

The activity of the past month was almost entirely due to Falloween, which earned \$521. MACC's operating balance is ~\$2,600, total cash is ~\$6,000. Remaining expenses for the year are Merry Morningside, at ~\$200.

Patty motioned for approval of Treasurer's report, Yasmeen seconded, unanimous passed.

The minutes posted shortly after the previous meeting.

Allison motioned to approve the minutes, Leslie seconded, unanimously approved.

*III. Public Safety (Stacey DiRenzo)*

There is no Zone 5 meeting this month. There will be a holiday meet and greet, Saturday the 12th from 2-4 om.

*IV. Morningside School Work Session (A.M. Rodriguez Associates)*

Michael Wardenby, Brent Lazari, Laura Nettleton, Victor Rodriguez

The URA has purchased the school and issued an RFP for its redevelopment. A.M. Rodriguez Associates was the only responder with a proposal for senior apartments. Rodriguez attended last meeting to show a conceptual design.

Low-income housing projects need to submit an application to PHFA for tax credits (LIHTC) in January, followed by a decision in April, followed by construction later in the year or the following year. There is a lot of competition in the city for tax credits. City staff met today with Deb Gross and the Mayor to review the Rodriguez proposal. The URA has 12 LIHTC applications in front of them.

PHFA receives ~300 applications from around the state. PHFA asks cities to narrow the number of submitted the application. The Mayor has applied a competitive scoring process to evaluate projects. The URA and Mayor's housing staff are currently evaluating applications to select the ones that are the most competitive. They ask what can a project do for a neighborhood? Is this something that will help Morningside?

Rodriguez has made some changes to the plan since the report at last month's meeting:

1. The gymnasium is now set to be demolished and replaced with a plaza.
2. The senior center will be built where the parking lot along Snow Way was previously proposed, with parking at grade-level below it. The senior center would be floors 2 and 3, and the existing elevator in the school would be reused.
3. There will be garden space where the original school entrance was that will retain the existing planter. There will also be additional green space and street trees.

Will the new housing affect water and sewer on the rest of the street? No.

Parking will be on the old school yard, with 36 units in 3 floors above the lot. In the rear addition, there will be 4 parking spaces with 2 floors above for the senior center. The entrance to the parking spaces for the senior center will be from Swan Way only; for apartment parking there will be two entrances from Swan Way and two from Jancey. The corner of Swan Way and Greenwood could be problematic - children play waiting for the school bus; city buses idle there; people drive quickly; Swan Way is a one-way dead-end. The layover for Port Authority buses needs to be moved anyway, so that could be addressed. Other traffic problems may be fixed with directional arrows, stop signs, etc.

The project will be built to Passive House standards, saving 75-80% of energy costs. If solar panels are added, energy usage could be reduced to 0. It would make this project know in across the country. PHFA will be impressed by the passive house aspect of the project, as well as the integrated senior center.

What does affordable housing mean? There are a lot of misconceptions about affordable housing. In many projects, residents from the neighborhood qualify to move in; often grandparents of families in the neighborhood move in. There are a few thousand residents in Morningside, and the project is only 46 units, so it won't cause a big impact on the neighborhood. Current Morningside residents won't get priority for apartments, but they will have foreknowledge of the project completion to get on the waiting list early.

How is the space of the new senior center compared to the current one? The current senior center is too small. Each floor of the proposed center is 2,300 sq ft, which is what the senior center says they need. How is the current center used? The big room is the used for exercise in the morning, lunch, and after lunch to play cards or host other activities. The side room is for overflow, and there's an office in the center. There is also a computer room/storage room. Using the dining area for exercise means you have to move all the tables. There are regularly 23-53 people for lunch, 60 at special

events. People come from all surrounding neighborhoods to use the senior center.

There are multiple benefits of a new senior center from the City's standpoint:

1. The neighborhood will have a modern, fully-functioning senior center
2. The current senior center can be repurposed

Will the city rent the new space in the school development? No, the developer is not allowed to charge rent to the city. The city would probably just pay for utilities to offset its use. This creates a whole new model for both senior housing and senior activity.

Will there be a partnership with service providers? There is a social service provider at all of A.M. Rodriguez's buildings. Plus, the senior center will still provide a meal at lunch.

What are the income requirements? It's 60% of AMI for the county, so ~\$32,000 for one person/one bedroom. Most units will be 650-700 sq ft, some will be a bit larger, maybe 800 sq ft. All units will have senior-oriented amenities, like showers with built-in benches, emergency calls in the bathroom and bedroom, and a full-time manager and maintenance man. The age limit will be 62 years old and older.

How will the addition block the sunlight to the other houses on Jancey? The short answer is, not very much.

Will there be a communal kitchen? There will be a warming kitchen in the senior center, and some sort of kitchen in the media/common room for the residences.

What are the building materials of the addition? It's too early to say, but there will be some sort of material changes to maintain the rhythm of the neighborhood.

How will the project handle stormwater? This hasn't been addressed yet, and a civil engineer will be hired to do a full assessment. Often in these more urban buildings not all the parking is necessary, providing more options for handling stormwater on-site.

If A.M Rodriguez is granted the tax credit, the community will have additional opportunities to provide input and feedback..

It would be a good thing if grandparents are able to move near young families; for older Morningside residents to open up other neighborhood housing stock; and to provide such great services for seniors. This biggest problem will be challenging traffic patterns.

V. *Merry Morningside Planning (Ira Mabel)*

Merry Morningside caroling is scheduled for December 14th. Carolers are encouraged to volunteer.

VI. *Nominations: Vice President & Treasurer (Ira Mabel)*

Two positions on the board are up for election this year - Vice President and Treasurer. If you'd like to nominate someone for either position, or find out more information, contact Ira ([secretary@morningsie-pa.org](mailto:secretary@morningsie-pa.org)).

Patty nominated Ben Kelley for Vice President.

Yasmeen nominated Jared Delaney for Treasurer.

VII. *Old Business*

None

VIII. *New Business (Bob Haney)*

Last month there were two meetings for the 15206 project. The zoo wants more parking. MACC should meet with Dom Costa to advocate for fields over parking.

IX. *Adjourn (8:30 pm)*

Motion to adjourn, unanimously approved.

Minutes prepared by Ira Mabel, Secretary