

Philadelphia Housing Authority

2125 Ridge Avenue

Report for the Period Ending January 9, 2018

The Philadelphia Housing Authority continues to make significant progress in connection with the property located at 2125 Ridge Avenue as required under the Programmatic Agreement (PA) executed in connection with the development of PHA's Office Building.

The property had been determined to be unsafe by the City of Philadelphia's Department of Licenses and Inspections (L&I). To preserve what has been determined to be a potential historic resource, PHA has been in contact with L&I to ensure that the City does not take any adverse actions that could jeopardize this building.

PHA has been working on two separate tracks to potentially preserve and develop the property in accordance with the PA and appropriate regulatory authority.

Stabilization

PHA has expended funds and has engaged a contractor to fence the property.

The property was fenced to ensure the safety of the public from debris falling from the structure and to keep trespassers from entering and causing further damage to the building.

In October, PHA staff met several times with City officials from the Department of Licensing and Inspection to confirm the scope of work to clear the Unsafe Structure violations.

PHA submitted plans prepared by a licensed architect for the stabilization of the property that were reviewed and approved by L&I.

PHA has obtained the required building permit necessary to complete the work.

Initiation of the work in October was delayed due to a disagreement with HUD over the regulatory approvals required for PHA to complete the work. PHA is committed to performing the work in accordance with all HUD rules, regulations and administrative determinations.

PHA is now conducting a competitive procurement as required under HUD regulations for a contractor to complete the work. HUD regulations require an open and competitive process for the expenditure of funds provided to the PHA.

The procurement process should be complete within 30 days and work is expected to begin in February 2018.

Consideration of Alternative Uses and Marketing Plan

On January 4, 2018 PHA issued a Request for Proposals (RFP) for a development partner to undertake the renovation of the building.

The RFP indicates that PHA will consider proposals that request the sale or lease of the property for nominal value.

The RFP also requires the successful proposer to nominate the building to the Philadelphia Register of Historic Places, and follow all appropriate rules and regulations to renovate the structure.

HUD will distribute the RFP to all consulting parties and request comment.

As part of the RFP process, PHA will conduct a pre-proposal conference with potential proposers.

PHA will distribute all applicable comments and suggestions received from consulting or other interested parties to all potential proposers.

The RFP process is expected to close in March, 2018 at which time PHA will review the proposals for the site.

Update to the 106 review process regarding the Former Checkers Club at 2125 Ridge Ave.

March 27, 2017

February 16, 2017 letter from the SHPO indicated that the referenced APE contained no archaeological resources and the former Checkers Club, at 2125 Ridge Ave, is eligible for the National Register of Historic Places. In response, the Philadelphia Housing Authority (PHA) has considered the SHPO's determination, and PHA has proposed to retain and stabilize the Checkers Club building. Therefore, PHA will avoid an Adverse Effect on the property. After stabilization, PHA will market the building for rehabilitation and reuse.

With these changes, per 36 CFR 800.5(b), it is HUD's determination that the project will have No Adverse Effect on the Checkers Club. Attached is HUD's determination letter to the SHPO requesting concurrence, and outlines further conditions of the approval. The consulting party is invited to provide any comments to our office within 30 days of this notification.

March 29, 2017

On March 27, 2017 the SHPO submitted a response to HUD's conditional No Adverse Effect on the former Checker Club, 2125 Ridge Ave. In summary, the SHPO indicated the project still has the potential for an Adverse Effect, due to the remaining potential of demolition of the structure. Furthermore, the SHPO indicated the proposed conditions should be outlined as stipulations into a Memorandum of Agreement (MOA). The MOA will be a legally binding document that will ensure a clear process and timeline for all considerations for the Checkers Club, and affords the consulting party the opportunity for further review and comment throughout the progression.

With the change in determination to potential for an Adverse Effect, HUD has notified the ACHP and has invited them to participate in the consultation process. As recommended by the SHPO, an MOA or Programmatic Agreement (PA) will be drafted and circulated for 15 days among the consulting party for comment. At the conclusion of this timeframe the Signatories will execute the MOA or PA, pending comments.

If you have any questions regarding this process, feel free to reach out to me. Please stay tuned for further information pertaining to the MOA or PA.

April 04, 2017

HUD office drafted a Programmatic Agreement (PA), as advised by the ACHP. And submitted it out the consulting parties for your review and comment all comments are due **15 days** from the date of that correspondence.

The signatories of the PA will include HUD, PHA, and SHPO. Please note that the ACHP may be added as an additional signatory, dependent on their response to participate as a consulting party. In addition, organizations and members of the consulting party are invited to sign the PA as an optional concurring party. The PA contains the optional signature of only the leading representative from organizations;

when more than one member participated occur. After the 15-day comment period, a final copy of the PA will be issued for signature, dependent on comment.

Also, a letter has been submitted to the SHPO regarding the PA and the change in determination to the potential of Adverse Effect.

With the addition of the ACHP, the draft Programmatic Agreement (PA) has been updated to include the ACHP as a signatory. Attached is an updated copy of the PA that is being circulated among the consulting party for comments. Please have all comments to me by close of business **Wednesday, April 19, 2017**. Once all comments are reviewed and processed accordingly, the signatories (HUD, PHA, SHPO, and ACHP) will be asked to sign. In addition, the remaining members of the consulting party will be invited to sign as an optional concurring party.