



September 26, 2012

General Membership Meeting

Agenda:

I. Welcome

Bill Porter opened the meeting thanking residents for coming out, especially since the weather was rainy and it was Yom Kippur.

II. Meet the Candidates for the 194th District (Republican Linda Wolfe Bateman and Democrat Pam DeLissio)

State Rep. Pam DeLissio (D) spoke first. She provided her professional background as a start. She informed the audience about her plans for the economy, education, and government reform. She talked about the importance of limiting special interests and of connecting people in her district.

Linda Wolfe Bateman, the Republican challenger, spoke second. She talked about her Philly roots. Her passion is education and she talked about her plans for educational reform. She considered herself an outsider in the Republican Party. She talked about her platform for the environment and preservation, and she considers herself a "futurist" here.

The BVCA presented both candidates with a BVCA Thank You card and a plant and wished them well.

Residents reminded of new Voter ID requirements in terms of photos and told to go to www.votespa.com for the best information surrounding the changes.

III. BVCA Business

A. Window Stickers

Anyone who pays his/her dues for 2012 will receive a special window sticker from the BVCA acknowledging his/her membership. Once displayed, the goal is also to encourage other neighbors to join.

Residents told to send all dues to BVCA, P.O. Box 2572, Bala Cynwyd, PA 19004 for 2012 membership.

B. New Community Website

The new Belmont Village is done and was displayed at the meeting. The address is www.mybelmontvillage.org.

Residents were encouraged to send in photos of their home renovations and take advantage of the resources of the website. BVCA thanked residents for their patience as the old designer had to be let go and the process started over again for a new person. The new logo was presented as well for the neighborhood as a whole:



New Logo for Belmont Village



Old Logo That Was Presented 10/2011

C. Community Day on October 20th

The BVCA is going to hold a Community Day this year. The date is Saturday, October 20th. Three events will happen on this day. First, the Annual Yard Sale (rained out this summer) will be held from 9am to 2pm. Second, BVCA will host a Halloween Parade at 12 noon sharp, starting at the corner of 47th & Sherwood. Third, Hayes Manor is having a Haunted House & Woods from 5 to 10pm for \$10 admission.

Residents participating in the Yard Sale were encouraged to have a bowl of candy for the kids as they would be passing by on the Halloween Parade.

D. Conshohocken Avenue Gateway Project

The Conshohocken Avenue Gateway project is moving ahead to transform Conshohocken Avenue into a greenway. BVCA has been meeting with City Council, the Streets Dept, and the Water Dept. The Board is currently interviewing landscape architecture firms.

Bill explained how the total scope of this project could cost \$750,000 but almost all of it could come from grants and donations from external agencies. He explained how Belmont Village needs to raise \$4500 though for this project to move forward and how getting a \$750,000 project for only \$4500 was an incredible deal and a once-in-a-lifetime opportunity.

In an effort to help Belmont Village raise the \$4500, Gavin Kerr, CEO of Inglis House, gave a \$2,000 matching grant.

IV. Inglis House Presentation about Proposed Development

Gavin Kerr, CEO of Inglis House, presented Inglis House's plan to turn the empty lot next to Inglis on Belmont Avenue into new apartment units. The project is contingent upon government funding, and since the process to receive this funding is quite competitive, Inglis House might not win its bid—putting the housing plans on hold.

If funding is awarded, Inglis plans on two phases of construction with 40-units per phase (although even more funding would be needed for the second phase and no timeline for this was provided). The first phase of 40 units would be divided 50% for disabled residents and 50% for low-income residents. The 20 units allocated for the disabled would be funded using mostly Section 8 vouchers. The 20 units allocated for the non-disabled would have income restrictions attached in order to live there. Gavin explained that the units would be “affordable housing” at governmentally fixed “market rate prices” and would not be subsidized by Section 8 vouchers (or any other subsidy).

Over half of the 20 units open to the general public will be 3-bedroom units. Gavin presented a chart showing possible rental prices. A family earning between \$36,700 and \$47,300 could rent a 3-BD apt for \$1060 per month (with a minimum of 3 people and a maximum of six people living in this apt).

Gavin presented the design of the project and highlighted how the design would highlight the existing architectural features of Inglis, Simpson House, and Hayes Manor.

During the Q&A session, residents' questions centered around the following themes: property management of the new housing, parking concerns, screening of applicants, quality of life concerns, property values falling, crime increasing, rental prices going lower than those proposed, market saturation of rental properties in area, connection of this project to Philadelphia2035, the timeline of the project, the conditions of Inglis' other apt complexes, and an open community space for everyone on this parcel of land.

Gavin's answers to most questions centered on Inglis not wanting to build something terrible/inferior next to their main operation, not wanting to put their disabled patrons at the risk of abuse, wanting to be a good neighbor, and their years of quality service as an organization. He explained how the law did not permit them to build disabled-only housing any longer.

Residents had many questions and were told to write remaining questions on index cards that were distributed or to email. Residents were told the PDFs of the plan would be posted on new BV website.

V. Simpson House Presentation about Proposed Development

Kim Williams, CEO of the Simpson House, presented Simpson House's plan to expand their campus. Simpson is undertaking a \$60million master plan over the next 5 years. The biggest components of this plan will be the demolition of a 1927 wing with a brand new building put in its place and the creation of a new building on the present green space off Belmont Avenue and Edgley Road.

Kim explained how Simpson is seeking to become a Master Plan District, a zoning change that is a legislative process with City Council. He hopes for approval by the end of the year. If the zoning change takes place, Simpson House would not have to request any zoning variances for any subsequent part of the project as long as it was sticking with the master plan.

Kim talked about how the new building off Belmont was re-designed since the first draft to preserve more of the trees of the open space. He highlighted how the architecture of the building would compliment the existing building.

During the Q&A session, residents expressed concern about traffic and wanting to see the PDF for this on the website so that they could process the plan more as it was already later in the evening.

Residents were again given index cards for any remaining questions.

VI. Closing Remarks

Meeting started at 7:10am and ended at 9:35pm.