SCATTERED SITES: LESSONS LEARNED (THE HARD WAY)
WE NEED AFFORDABLE HOUSING

Women’s Community Revitalization Project

Proyecto de Mujeres para la Revitalización Comunal
WCRP HOUSING BY THE NUMBERS

$115 million invested in communities

11 developments

322 new homes

20% wheelchair accessible

2, 3, and 4 bedroom apartments and townhouses

33 additional units planned for development in Point Breeze

How Does A Community Land Trust Work?

PUBLICLY-OWNED VACANT LAND

TRANSFERED TO COMMUNITY LAND TRUST

RESTORED & PUT BACK TO COMMUNITY USE

Structures on the land are owned by families, businesses, & organizations

Land is under a 99-year lease, held in trust by a community organization (CLT) in perpetuity
WHY DEVELOP SCATTERED SITES?
BENEFITS:

AVAILABILITY OF LAND/PROPERTIES
ADDRESS BLIGHT + GENTRIFICATION
EQUITABLE, COMMUNITY-DRIVEN DEVELOPMENT
NEIGHBORHOOD STABILIZATION + CONTINUITY
INFILL "MISSING TEETH"
What Does “Housing Cost-Burdened” Mean?

Households that are forced to spend more than 30% of their income on housing, which severely limits their ability to afford other basic needs.

Philadelphia has a rising housing affordability crisis. Housing prices are going up, while wages have stagnated.

In 2016, 52% of renter households citywide were housing cost burdened, compared to 42% in 2000.

In 2016, 30% of owner households citywide were housing cost burdened, compared to 25% in 2000.

In 2016, 21% (or about 125,000 households) of ALL households were severely cost burdened, meaning they spent more than HALF of their income on housing.

According to a report from the Pew Charitable Trusts:

82% of poor households in Philadelphia live in housing with no rent subsidies, at an average monthly cost of $729.

94% of these households were spending more than 30% of their income on their housing

80% were spending at least 50% on those expenses.
RESIDENTIAL SALES BY PRICE 2010-2012
(Source: Philadelphia GPA, Oct 2017)
Note: Excludes sales under $1,000 and large multi family housing units
- $1,000 - $49,999
- $50,000 - $99,999
- $100,000 - $149,999
- $150,000 - $199,999
- $200,000 - $249,999
- MORE THAN $250,000
RESIDENTIAL SALES BY PRICE 2017-2018

Source: Philadelphia C.P.A., Apr. 2018
Note: Excludes sales under $1,000 and large multi family housing units.

- $1,000 - $49,999
- $50,000 - $99,999
- $100,000 - $149,999
- $150,000 - $199,999
- $200,000 - $249,999
- MORE THAN $250,000
A CALL TO ACTION  2019
PHILADELPHIA COALITION FOR AFFORDABLE COMMUNITIES

CHANGE IN RACE, 2000-2016

PORTIONS OF SOUTH, NORTH, AND WEST PHILADELPHIA ARE UNDERGOING THE MOST RAPID CHANGE.

These areas are experiencing a decrease in Median Household Income while seeing rapid increases in Median Rent, Median Residential Sale Price, and Households headed by 25-34 year olds.

WEST PHILADELPHIA
Powelton Village
Mantua
Belmont
West Powelton
Saunders Park
Spruce Hill
Cedar Park

SOUTH PHILADELPHIA
South of South
Point Breeze
Grays Ferry
Bella Vista
Hawthorne
Queen Village
Passyunk Square
Pennsport
Dickinson Narrows

Sources: 2000 Census, 2012-2016 American Community Survey 5-year Estimates
THE SOLUTION

City owned vacant land must be transferred to groups that will put the land back to use and ensure permanent affordability and community control.

- **PERMANENT AFFORDABILITY**: accessible and affordable homes, gardens, farms and community businesses need to be protected from market forces in order to ensure affordability over the long term, preserve our communities, and increase opportunities for all Philadelphians to thrive.

- **COMMUNITY CONTROL**: Land and the housing or other buildings on the land should be owned and controlled through democratic structures and processes by those who live, work or worship in that community.

The Philadelphia Coalition for Affordable Communities (PCAC) calls on Philadelphia’s elected officials to adopt a progressive policy that will prioritize the disposition of public land for permanent affordability to community-controlled entities that will work cooperatively alongside community members to make decisions for the use of that land.
WHAT ARE THE CHALLENGES TO DEVELOPING SCATTERED SITES?
CHALLENGES:

SITE ANALYSIS + DESIGN

ZONING
REGULATORY APPROVALS
UTILITY COORDINATION
GRADING
ENCROACHMENTS +
VARIABLE SITE CONDITIONS
ZONING AND REGULATORY APPROVALS

CHALLENGES

• Zoning codes may not “fit” scattered site goals or available properties (setbacks, height restrictions, open space, etc.)
• Possible for different Zoning districts from parcel to the next
• Codes and regulations may want to treat the project as a “running tally” leading to development requirements that don’t agree with scattered sites
• Potential for Multiple Municipal Applications for one project (and not always with just one reviewer)
GRADING AND UTILITIES

CHALLENGES

- Modern visitability standards don’t always mesh with infill scattered sites
- Zero-step entrances can clash with the typical “stoop” entrances, leading to lower finished floors than surrounding neighbors
- Retaining walls are often needed to provide accessible rear yards for units utilizing zero-step entrances
- Recessed outdoor areas will require installation and maintenance of drains and add to utility connection costs
- Duplex/Tripex/Multiplex developments can lead to larger and more numerous utility connections - municipalities may be wary
SITE CONDITIONS AND ENCROACHMENTS

CHALLENGES

• Encroachments are especially common in older areas due to building, survey, and upkeep issues
• Party walls, chimneys, building additions, and more are built over property lines, sometimes on long-vacant lots that no one was “looking at”
• Soil conditions can be hard to qualify, even when testing
• 200+ years of urban fill in soil conditions can lead to extensive foundation design needs (helical piers, deeper foundations, etc.)
• Testing in tight infill lots can be a challenge with lots sometimes used by neighbors for parking, storage, or even dumping by others
CHALLENGES:

PRE-CONSTRUCTION + CONSTRUCTION

MYTH OF THE "ECONOMY OF SCALE"

ADJACENT PROPERTIES

BUILDING NEIGHBORLY TRUST

UNDERPINNING + POOR SOIL CONDITIONS

CONSTANT CHANGE i.e. DEVELOPMENT OR DETERIORIZATION

LOGISTICS
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<th>Floor(s) Occupied</th>
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PhFA NSF - Inside face of exterior wall to the inside face of interior dwelling wall (exclusion guide for architects Section 4.02)
PhFA GSF - Outside face of exterior walls to the control line of interior dwelling walls (exclusion guide for architects Section 4.02)
IBC GSF = Floor Area, Gross - Interior face of exterior wall (IBC Section 6.02)

8 BUILDING TYPES
13 VARIATIONS
33 SEPARATE RESIDENTIAL UNITS IN 13 DIFFERENT BUILDINGS
CASE STUDY
MAMIE NICHOLS TOWNHOMES
40,000 VACANT LOTS
74% PRIVATELY OWNED
BEST PRACTICES +
LESSONS LEARNED
BEST PRACTICES + LESSONS LEARNED:

"PLAN FOR THE WORST, HOPE FOR THE BEST"

CONTINGENCY, CONTINGENCY, CONTIGENCY

BUILD STRONG RELATIONSHIPS WITH NEIGHBORS, CITY OFFICIALS AND REGULATORY ADMINISTRATORS

REQUEST PRELIMINARY MEETINGS TO ESTABLISH RELATIONSHIPS

CONSTANT COLLABORATION BETWEEN THE NON-PROFIT DEVELOPER, DESIGN TEAM AND THE CONTRACTOR

DEVELOP PROPERTIES "BY-RIGHT"

IN DEPTH SITE ANALYSIS OF INDIVIDUAL PROPERTIES ABOVE AND BELOW GRADE
EUSTACE ENGINEERING AND WOMEN'S COMMUNITY REVITALIZATION PROJECT