

RECOMMENDATIONS

POLICY

EMERGENCY MANAGEMENT

EFFECTIVE COMMUNICATION SYSTEMS

Philadelphia's Office of Emergency Management should expand its place-based messaging program to include Grays Ferry (and eventually, all other communities particularly vulnerable to flooding and/or industrial impacts). Work with local advocacy groups to integrate local monitoring data on air quality.

ENVIRONMENTAL MONITORING POLICIES & INCENTIVES

In partnership with the County, State, and environmental organizations, the City needs to incentivize and prioritize investments in environmental monitoring given Grays Ferry's historic and current exposure to industrial pollution. Ensure all residents know where to access monitoring information and how to advocate for better compliance. The City should continue to monitor the Bellwether District development and its adherence to EPA-set standards for industrial pollution and provide ongoing information on its website.

ARLENE THORPE TOWNHOMES

In partnership with the Philadelphia Housing Authority, the Women's Community Revitalization Project (WCRP) completed a 27-unit affordable housing development in Grays Ferry. The land used to be City-owned lots which were donated to a community land trust, ensuring the townhomes remain affordable.

WCRP is subsidizing 12 units with a portion of the developer fees while Philadelphia Housing Authority is subsidizing the rest. Monthly rents range from \$282 for a one-bedroom apartment to \$890 for a three-bedroom unit.

STAYING IN PLACE

ANTI-DISPLACEMENT MEASURES

The City should enforce the Fair Housing Ordinance and establish a local community development corporation to help educate tenants and landlords on their rights and responsibilities. Identify priority neighborhoods where action is needed to preserve affordable housing for existing low- to middle-income residents.

FAIR AND SAFE HOUSING PROGRAMS

The City should continue to expand access to its housing programs, such as Philly First Home which offers assistance grants for first-time home buyers. The City should also allocate additional funding to address substandard housing and home rehabilitation and flood mitigation efforts. Residential redevelopment should be incentivized only on upland, vacant sites that are not vulnerable to flooding and in the Philadelphia Land Bank. Other tools include expanding public-private partnerships to fund affordable housing in the neighborhood, such as the recent partnership between the Philadelphia Housing Authority and the nonprofit Women's Community Revitalization Project to subsidize the Arlene Thorpe Townhomes.³⁴

WORKFORCE DEVELOPMENT & LAND INITIATIVES

The City should include access to high quality job opportunities and job training for any new development in Grays Ferry, prioritizing local residents for jobs. It should initiate a working group to anticipate growing employment sectors and work with local academic institutions and employers to provide periodic skills training and education at all age levels. Continue implementation and monitoring of the Community Benefits Commitment (CBC) with HRP Group (formerly Hilco) to ensure all funding is allocated to local improvements and jobs.

PHYSICAL INTERVENTIONS

GREEN STORMWATER INFRASTRUCTURE POLICIES AND INITIATIVES

The City should establish policies that require any new impervious surface to be offset with green stormwater infrastructure (GSI). In collaboration with the Philadelphia Water Department, the City should continue exploring opportunities for GSI projects in Grays Ferry and identify incentivization tools and additional funding through grants for implementation.

IMPROVED FLOODPLAIN CONSTRUCTION STANDARDS

The City should set more stringent standards for municipal projects and new development, like limiting new construction within the 1% (100-year) FEMA floodplains. The City and HRP Group (formerly Hilco) should review building elevations and necessary fill required for the Bellwether District against most current FEMA flood predictions and risk assessments.

STORM DRAIN INFRASTRUCTURE & MAINTENANCE

The City should study existing stormwater infrastructure capacity and review past flood and overflow events to identify where storm drain infrastructure needs to be updated. Support public works, streets, and other government department training and maintenance programs.

INDUSTRY

ARMOR, RAISE, PROTECT

The City should evaluate facilities with the capabilities to enact near-term protection plans and incentivize retrofit programs.

EVACUATION ROUTES & LOCAL RECOVERY PLANS

The City should establish a local recovery and emergency response plan specific to Grays Ferry, including information on gathering places and disaster relief. Review current evacuation routes alongside state and industrial facility evacuation plans and facilitate outreach programs with the public to ensure all residents have the most current information..

SITE-SPECIFIC DECOMMISSION PLANNING

The City should plan for the eventual closure and/or redevelopment of the major fossil fuel facilities in the community.