



JERI E. STUMPF & ASSOCIATES, INC.

**COMMUNITY DEVELOPMENT
GOVERNMENTAL AFFAIRS**

Essence of Leadership

“A true leader has the confidence to stand alone; the courage to make tough decisions and the compassion to listen to the needs of others. He does not set out to be a leader, but becomes one by the quality of his actions and the integrity of his intent. In the end, leaders are much like eagles. They don't flock, you find them one at a time.”

Author Unknown

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Biographical Sketch of the President

JERI E. STUMPF

Jeri E. Stumpf is the President and founder of Jeri E. Stumpf & Associates, Inc., which includes a division, Smart Growth Partners. Mr. Stumpf's education includes a B.A. Degree from Dickinson College in Carlisle Pennsylvania where he majored in Political Science and minored in History, and post graduate work in regional planning, at Penn State University, Middletown Campus, and Law, at George Mason University School of Law in Arlington Virginia.

Upon graduating from Dickinson College, following an internship with the York City Redevelopment Authority, Mr. Stumpf was employed as a planner with the York County Planning Commission and later with Clifton E. Rogers & Associates, a highly respected consulting firm in Harrisburg, Pennsylvania.

In 1967, Mr. Stumpf became Director of City Planning in York Pennsylvania, a post he held until 1973, during which time he also served a year as the Executive Director of the York City Redevelopment Authority. At the time, Jeri was the youngest Planning Director in Pennsylvania.

In 1973, Jeri became the first Executive Director of the House Local Government and Urban Affairs Committees for the Pennsylvania Legislature, following a recommendation by the Pennsylvania Economy League that the Legislature employ professional staff. He held that position for over twenty-nine years.

During his employment with the Pennsylvania Legislature Jeri authored major planning, local government, housing, and economic development legislation including the act creating the Pennsylvania Infrastructure Investment Authority (PENNVEST); the Keystone Opportunity Zones (KOZ'S); and the 30 bill HR 91 Urban Revitalization legislative package.

Message from the President

**Mission Statement of Jeri E. Stumpf
&
Associates, Inc.**

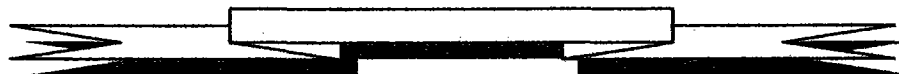
A MESSAGE FROM THE PRESIDENT

“During a job interview with the Speaker of the Pennsylvania House of Representatives in 1972, I informed him that state work “turned me off” because I’m not a paper pusher or reviewer! I also told him that I don’t believe government has to be inefficient and ineffective. That I said, unfortunately, was what most people thought about their government, and until they demand better, “that’s where the bar will remain”.

At Jeri E. Stumpf & Associates, we intend “to raise the bar”! We know why people can’t and don’t get what they want and need from government officials, as well as “how to get it!” We are committed to obtaining for our clients, whatever they need from government, at all levels, local, state and federal, and in the most efficient and least costly manner possible.

We know how government works; who is supposed to “do what”; and most importantly, what to do to make them, when they don’t or won’t!

The next time you have a problem, call us. Jeri E. Stumpf & Associates can help.



MISSION STATEMENT OF JERI E. STUMPF & ASSOCIATES, INC.

The mission of Jeri E. Stumpf & Associates is to improve the quality of people’s lives and the communities in which they live, one person, and one neighborhood at a time.

We realize most people do not fully understand how the federal, state and local governments work, and at the level of detail necessary for them to get what they want and need from government. That’s where Jeri E. Stumpf & Associates comes in.

Jeri has worked for over 37 years with elected and appointed officials and their staffs at all levels of government, including Congress, the Governor’s office, executive branch, state legislatures, and local governments. This includes county commissioners, city and borough mayors, city and borough councils, township supervisors, township commissioners, and local non-elected officials including municipal solicitors, planning commission members, building and zoning officials, as well as members of local zoning hearing boards.

Jeri E. Stumpf & Associates has the knowledge and skills needed to get you what you want and need, and in the most cost efficient manner!

**Who is...Jeri E. Stumpf & Associates,
Inc.?**

**Why you need...Jeri E. Stumpf &
Associates, Inc.**

WHO IS...*JERI E. STUMPF & ASSOCIATES, INC.?*

Jeri E. Stumpf and Associates is a new, 21st Century, Community Development and Governmental Affairs consulting firm, established by Jeri E. Stumpf, principal and President.

Jeri has over 37 years of experience in local government, growth management, regional and community planning, economic development, and governmental affairs. He is well known throughout Pennsylvania and is considered the "Go to Guy" with respect to getting things done!

Jeri, in launching this new firm, will be teaming and partnering with other professionals at "the top of their game" nationally and in Pennsylvania, in order to "improve the quality of people's lives and the communities in which they live, one resident, and one neighborhood at a time"!

Innovative growth management initiatives, "cutting edge" developments, and dynamic urban revitalization projects, will be the hallmark of this new firm through *Smart Growth Partners*, a division of *Jeri E. Stumpf and Associates, Inc.*



WHY YOU NEED...*JERI E. STUMPF & ASSOCIATES, INC.*

Whether a developer, business, or individual, winding one's way through the "red tape" created by local, state, and federal, laws, regulations, and approvals, can be exasperating, time consuming, and costly! Why not let *Jeri E. Stumpf & Associates* help!

Our extensive experience in governmental affairs, planning, and development, can assist you in navigating the difficult course of getting "what you want to do", approved, while eliminating costly problems and mistakes along the way.

Whether it's gaining community support for a proposed development project, or financing and governmental approval at whatever level, *Jeri E. Stumpf & Associates* can provide the help to make the difference between success and failure!

Specialty Areas of Service

JERI E. STUMPF & ASSOCIATES, INC.

COMMUNITY DEVELOPMENT – GOVERNMENTAL AFFAIRS

SPECIALIZED SERVICES

- **Local Government Research Consulting**
Municipalities, Municipal Authorities, General Public
- **Public Speaking, Public Presentations, Public Relations**
- **Municipal and Infrastructure Finance**
- **Governmental Affairs – Lobbying**

SMART GROWTH PARTNERS

A DIVISION OF JERI E. STUMPF & ASSOCIATES, INC.

- **Growth Management Consulting**
- **Urban Revitalization Initiatives**
- **Comprehensive Plans – Sub-Division Regulations – Zoning Ordinances**
- **Visioning – Charettes**
- **Land Planning and Design**
- **Economic and Community Development**
Residential and Commercial
Design, Finance, Construction
- **Affordable Housing**
For Sale, Rental, Cooperatives
Design, Finance, Construction
Homeowner Association Consulting
Manufactured Housing
- **Mediation**
- **Expert Witness**

JERI E. STUMPF & ASSOCIATES, INC.

SPECIALTY AREAS

LOCAL GOVERNMENT OFFICIALS

Being a local government official in today's rapidly changing, complex world, is challenging. Jeri E. Stumpf and his team of professionals can help.

Let them put their experience in such areas as municipal management, infrastructure finance, planning, growth management, zoning, and economic development to name a few, to work for you, helping you solve the problems in your municipality.

Their local government "troubleshooters" will work with you to develop innovative, creative, and cost saving solutions to any municipal problems you may have! "Can't" is not in their vocabulary. "Can do", is their trademark! No problem is too big or too small, and you and the residents of your municipality will be pleased with the results!

PROJECT FINANCING

Jeri E. Stumpf & Associates can assist clients in obtaining federal, state, and private development financing for housing, commercial, and industrial projects. This includes tax credits and infrastructure financing for municipalities and municipal authorities.

HOUSING

Jeri has been involved with all aspects of housing for over 37 years. As a result, Jeri E. Stumpf & Associates believe that the provision of affordable sales and rental housing is a priority in Pennsylvania and nationally. Affordable sales and rental housing for all economic levels, including the elderly and those with special needs, must be a major factor in any urban revitalization strategy and growth management policy.

Jeri E. Stumpf & Associates is dedicated to seeing that such affordable housing opportunities are made available through sound planning and design. We will only be associated with housing projects that are innovative and attractive for those living there; the communities in which they are located; and the neighbors living nearby.

MANUFACTURED HOUSING

Jeri E. Stumpf & Associates and Deborah J. Chapman, a principal with the firm, have been involved with manufactured housing for over eighteen years. We understand manufactured housing construction through set-up and installation, as well as how to develop and properly manage a manufactured housing community.

If you are interested in manufactured housing and have a problem, whether you are a developer, home owner, or prospective purchaser, Jeri E. Stumpf & Associates has the skills, ability, and experience to help you.

GOVERNMENTAL AFFAIRS

Jeri E. Stumpf & Associates recognize that dealing with government officials and government agencies can be both confusing and complex. As a result, most individuals, groups and businesses have problems from time to time, whether the problems are federal, state, or local.

Jeri E. Stumpf & Associates is dedicated to helping individuals, organizations, and businesses, get the government approvals they need regardless of size, with a minimum of time and expenditure. No job is too small for Jeri E. Stumpf & Associates to help.

This includes the drafting of state and federal legislation; municipal ordinances; regulations; or amendments to same; and lobbying for their successful adoption and passage.

Jeri E. Stumpf & Associates is also dedicated to being a client's "watchdog", advocate, and voice in Harrisburg and Washington, and before local governments whether you need a zoning change; zoning variance; or other governmental approval; or you need legislation enacted or stopped. Jeri E. Stumpf & Associates is the firm to turn to.

JERI E. STUMPF & ASSOCIATES, INC.

SPECIALTY AREAS

SMART GROWTH PARTNERS

GROWTH MANAGEMENT

Jeri's thirty-seven years of working with local government officials and planning professionals has led him to the conclusion that sound growth management policies and future development which adheres to those principles, is critical, if we intend to preserve Pennsylvania's limited and irreplaceable farmland, open space, natural resources, and historic buildings and sites, which make Pennsylvania one of the most beautiful states in the nation.

By focusing more capital investments in the future in urban areas in need of revitalization, and within urban growth boundaries outside the urban core, future commute times can be minimized while developing interesting, exciting, "state-of-the-art" developments which residents and local officials can be proud of.

Armed with the new legislative tools that Jeri was instrumental in drafting and getting enacted into law in Pennsylvania, Pennsylvania's cities and boroughs can once again be the focal point for increased commerce and activity.

Through "Charettes", "Visioning", dynamic planning and the interest and support of community organizations, local government officials, and residents within these communities, urban blight can be eliminated and the communities transformed into the historic and cultural treasures they have always been. Jeri E. Stumpf & Associates can help your community achieve its goals and dreams!

RESIDENTIAL, COMMERCIAL and INDUSTRIAL DEVELOPMENT – AFFORDABLE HOUSING

We believe well planned, smart growth communities and developments, can provide purchasers with the optimum, in for sale, and rental housing choices, including amenities that maximize the lessor's or purchaser's quality of life. Whether in an urban, suburban, or rural setting, we believe future development can be achieved in a way that preserves precious farmland, open space, natural features, and historic buildings.

Regardless of the type development or where it is located, Jeri E. Stumpf & Associates is committed to working with only the best architects, engineers, builders and other professionals, capable of making the development one of distinction which the residents and the community in which it is located can be proud of.

COMMUNITY AND REGIONAL PLANNING

Sound municipal, county, and regional comprehensive planning; along with "state of the art" zoning ordinances, subdivision regulations, and growth management initiatives, can we believe, result in 21st Century sustainable communities that provide residents more in terms of "quality of life amenities", while at the same time preserving irreplaceable farmland, open space, and natural features.

HOME OWNERS ASSOCIATIONS

Resident Owned Communities are a growing trend in today's society. Jeri E. Stumpf & Associate's over 37 years experience working with them can make a difference. Whether it's an association problem with other owners, tenants, builders, insurance companies, Commonwealth agencies, or the local government in which the community is located, we can help.

MEDIATION: TENANT/LANDLORD – LAND USE

We believe everyone's resources are limited. We also believe most land use and tenant/landlord disputes result from a lack of adequate communication and a lot of misinformation. Therefore, we work hard to resolve complaints and settle disputes involving the current or contemplated use of property, and problem landlords or tenants in the most efficient and cost effective manner possible. We believe good development and equitable property management result in good neighbors.

EXPERT WITNESSES

They speak for themselves. Who do you need? If we don't personally know the best – we will find you the best!

**What others have said about
Jeri E. Stumpf**

Summary

WHAT OTHERS HAVE SAID ABOUT JERI E. STUMPF

SUMMARY

"Under his direct guidance, authorship and good effort, an array of important state initiatives, policy changes and revitalization programs were initiated through landmark legislation. As many know, it is one thing to suggest ideas but quite another to get them adopted through the complex and diverse agendas of a state Legislature in one of the nation's largest states.

So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations. In fact, there has not been this degree of long needed focus on the issues of urban and rural revitalization, proper land use and growth management standards and preserving farmlands, open space and the environment since the beginning of the 20th Century. Moreover, his capacity to forge bipartisan acceptance and support for major public purpose causes, further distinguishes him.

Many across this nation and state have wondered and discussed what steps are needed to revitalize our cities and older towns, to save our agricultural base, forests and open space, to reduce the high costs of social services and dependencies, to restore vitality to all sectors of the economy and to create sustainable progress that lowers unemployment and all of its attendant problems, but Mr. Jeri E. Stumpf is one who has demonstrated thoughtful consideration, effective effort and successful action on all these matters. He is held in the highest regard for his extraordinary professional accomplishments"

**Honorable Stephen R. Reed, Mayor
City of Harrisburg, Pennsylvania**

"Mr. Stumpf has been involved in planning, land use, and growth management issues since his initial employment by the Pennsylvania General Assembly in 1973. He is known throughout Pennsylvania planning and economic development circles and has been a leader in the most recent initiative on the part of the Legislature to save farmland, open space, and cities, by directing future economic development inward and rebuilding Pennsylvania's cities and boroughs, including those in more rural parts of Pennsylvania. Many throughout the state have recognized his excellent work in this area, including legislation related to House Resolution 91 passed by the House."

"I consider Mr. Stumpf to be an expert in planning, growth management, local government and economic development issues, and his high energy, bipartisan spirit and total community involvement approach to solving municipal problems, has contributed greatly to improving Pennsylvania's approach to solving land use and growth

management problems. Jeri's trademark on the Hill is "getting things done"; expeditiously and correctly."

**Honorable Robert L. Freeman
State Representative
136th District**

"My purpose in writing this is to inform anyone reading this letter, that Jeri Stumpf's assistance and contributions in drafting the Keystone Opportunity Zone legislation and its subsequent amendments, as well as his help in Committee and on the Floor, was invaluable and instrumental in my KOZ legislation becoming law. It is my opinion, that Jeri Stumpf is not only a dedicated, and hard working professional, but he is also tremendously knowledgeable, and an expert, with respect to local government, planning, economic development, and urban revitalization in Pennsylvania. In addition, and equally important, Jeri is personable and knows how to get things done".

"Business Facilities Magazine-a publication of choice for business executives looking for new site locations-presented Pennsylvania's Keystone Opportunity Zone Program with the Gold Level 1st Place Award, as part of its 2000 Economic Development Achievement Awards."

**Honorable Joseph Gladeck
Prime sponsor of the Pennsylvania Keystone
Opportunity Zone Legislation & former Chairman
Of the House Labor Relations Committee-
Pennsylvania House of Representatives**

"I am the General Counsel of the Local Initiatives Support Corporation (LISC), a national nonprofit tax exempt organization that provides financial and technical assistance to community-based organizations in over 45 cities and numerous rural regions to help them revitalize their communities, including the development of low and moderate income housing, economic development projects, and other community facilities.

I am writing this letter to voice my appreciation for the work done by Jeri Stumpf, the Executive Director of the House Urban Affairs Committee regarding HR 91 and the legislation to establish the Pennsylvania Mortgage Guaranty Corporation. I believe that his work on HR 91 and the impressive body of legislation that resulted from it, will have a major positive impact on economically depressed areas of Pennsylvania's cities, towns, and rural areas.

The type of efficient, fiscally responsible, good government, embodied in HR 91 and the resulting legislative initiatives is a key component of the public private efforts aimed at assisting the residents of such areas in improving the conditions in their neighborhoods. Public servants, such as Mr. Stumpf, are a key part in achieving our common goals and

improving the living conditions of residents of Pennsylvania. I appreciate his work and the opportunity to contribute to your impressive legislative accomplishments”

**Attorney Michael Levine, General Counsel
Local Initiatives Support Corporation
New York, New York**

“If there is one word that describes his work product and capability, it would be excellence... What separates him from others is Mr. Stumpf’s ability to take complex concepts, turn them into legislation, build support for them and make them a reality... Frankly, the first person I always call is Jeri Stumpf if I need information or help. He is the General Assembly of Pennsylvania’s leading expert on matters dealing with housing, urban issues and land use. His competence is unsurpassed.”

**William W. Fogerty, Director of Governmental Affairs
Pennsylvania Housing Finance Agency**

“I read with interest the Committee report to the General Assembly pursuant to House Resolution 91. It is without doubt the finest piece of work that focuses on urban opportunities that I have ever seen generated from the state level. You are to be congratulated.”

**Theodore Robb
Robb, Dering Associates
Former Pennsylvania Secretary of Labor and Industry
And Regional Director of HUD**

“Mr. Stumpf has done a tremendous job for the Committee. I have found him to be hard-working, tenacious, creative, and intelligent in carrying out his duties. Mr. Stumpf’s work and the esteem in which he is held by Pittsburgh officials and activists hold well in our Chamber.”

**Honorable Don Walko, Member
Pennsylvania General Assembly**

“He has made outstanding contributions in efforts to solve the nursing home problems in Pennsylvania. He has been the major author in a series of reports entitled “The Nursing Home Problem in Pennsylvania”. These reports have been extremely helpful to the Health Department and the Legislature in developing effective policies in this field”.

**Leonard Bachman, M.D., Secretary
Pennsylvania Department of Health**

“I just finished reading the report, “Pennsylvania’s New Medical Assistance Payment System for Long-Term Care.” I will state very simply that this document is one of the

finest, most accurate, in depth, and probing pieces of work that I have ever seen come out of government at any time, at any level. It not only presents an accurate picture of the problem, but provides some approaches to solutions to a very, complex problem. Someone had to think to write this document, because it is original; and I just wanted to say you have something excellent here. I suppose the credit should go to Mr. Stumpf."

**Terry R. Thesieres, Administrator
Haverford Nursing and Rehabilitation Center**

"I just read with considerable admiration your report on the Pennsylvania nursing home problems. Rarely have I read such a clear, intelligent analysis of our industry and its opportunities".

**John A. Moody, Vice President
Manor Care Inc., Massachusetts**

"Your reports... certainly represent a fine effort in comparison with data we have received from many other states and the researchers here at the Institute are active in a wide range of projects in long-term care for governmental and commercial sponsors."

**Thomas W. Mader
Stanford Research Institute, California**

"You have certainly displayed marvelous abilities in our hearings on the reasons for the delays and cost overruns in the construction of the Pittsburgh Convention Center. The report, which the Committee submitted to the House of Representatives, is a living accolade to your aptitude, responsiveness, and concern."

**Honorable George Pott, Member
Pennsylvania General Assembly**

"I have recently had the opportunity to read "The Nursing Home Problem in Pennsylvania: Financing Quality Care" and have found it to be a most impressive document."

"I am most encouraged by the realistic evaluation of current and potential problems, as well as the corresponding recommended corrective measures. If the report's conclusions and recommendations are acted upon, and total and deliberate affirmative action is taken by the Legislature and bureaucracy, based on the report's recommendations, an adequate and responsive system of quality health care will be the ultimate result."

**Robert M. Murphy
Medico Associates Inc.
Brighton, Massachusetts**

"The Nursing Home reports have been used as the basis for remarks made in Congress and were also made part of the Congressional Record. The quality of the research was recognized by the Stanford Research Institute, Pennsylvania Secretary of Health, and many others in the state and federal government, as well as in the long-term care field. In fact, requests for copies of the reports have been received from individuals and agencies throughout the United States."

**Honorable Sherman L. Hill
Former Chairman, House Health & Welfare Committee
Pennsylvania House of Representatives**

"I have consistently been impressed by the dedication, effort, and perseverance by Jeri E. Stumpf, Executive Director of the House Urban Affairs Committee to develop legislative solutions to the problems of blight and economic development in the state."

**Honorable Irene McLaughlin, Judge
Magistrate's Court
City of Pittsburgh, Pennsylvania**

"I am very impressed with the work of the subcommittee of First Class Cities concerning the City of Philadelphia's operation of the Northwest Incinerator. I have found the background research and investigations conducted by Jeri Stumpf, Executive Director of the Committee, to be very thorough and comprehensive. The issues concerning pollution related to the Northwest Incinerator, are complex and highly technical. Mr. Stumpf has reduced these issues to easily understood concepts."

Delaware Valley Citizens Council for Clean Air

"Your diligence to your job and concern for the residents of Pennsylvania was also an inspiration to me. I find myself thinking that if I can only be half as caring and helpful to people as you are, I will definitely be a success."

**Christina Williams
Former Intern**

Qualifications and Experience

JERI E. STUMPF
62 Hawthorne Circle
Willow Street, Pennsylvania 17584
(717) 284-3847 Home
(717) 284-0569 Work

EDUCATION:

Dickinson College Carlisle, Pennsylvania	-1966 Graduate B.A., Political Science
Pennsylvania State University Middletown Campus	-1967 Post-Graduate Courses Regional Planning
George Mason University School of Law Arlington, Virginia	-1979

EXPERIENCE

1973 – 2002

**Executive Director, Local Government and Urban Affairs
Committees**
Pennsylvania House of Representatives
Harrisburg, Pennsylvania

Employed as the state's first Executive Director of the House Local Government and Urban Affairs Committees following a recommendation by the Pennsylvania Economy League that the Legislature hire professional staff. As such, established the Legislature's first research and advisory program in the area of Local Government and Urban Affairs including the development and supervision of professional staff for the two Committees and five Sub-Committees.

Responsibilities involve serving as the CEO for the Committees, and advising the members of the Caucus and their constituents, including State and local organizations, and officials, such as municipal solicitors; mayors; borough and city councils; township supervisors and township commissioners; township managers; county commissioners; county executives; executive directors of housing and redevelopment authorities; and House leadership; on a variety of issues relating to Local Government and Urban Affairs and Federal/State Relations. Specific subject areas include: housing

issues, including manufactured housing; condominium law; tenant landlord relations; economic development, community revitalization; eminent domain and urban redevelopment; growth management; planning and zoning; municipal and state taxes; code enforcement; municipal management; municipal finance; infrastructure finance; and municipal law.

Also responsible for the development and supervision of primary and secondary research; report preparation; scheduling and staffing of legislative and investigative hearings; drafting of legislation and amendments; and the review and analysis of state, and federal legislation, programs, and issues in the aforementioned areas.

Public relations activities include the preparation and delivery of speeches and the development of public relations programs, including press releases, audio-visual presentations, videos, and annual reports.

1968 -- 1973

Director of City Planning, York Pennsylvania

Developed and implemented planning programs for the City of York after a six-year absence of any planning activities, including the hiring and supervision of the professional planning staff to implement the programs.

Included was an emphasis on visioning; citizen participation; comprehensive planning; capital budgeting; affordable housing; community and neighborhood revitalization; job training and support systems; economic development; urban renewal; code enforcement; historical preservation; regional cooperation; growth management, infrastructure improvements, public transportation; and a \$10 million rehabilitation program for the City's park and recreation system.

The Planning Department was also responsible for (1) administering the City's zoning ordinance and (2) drafting and administering the City's first sub-division regulations, in addition to preparing all city state and federal funding applications.

I also served for a year as the Executive Director of the City's Redevelopment Authority during this time.

1967 – 1968

Planner, Clifton E. Rogers & Associates
Harrisburg, Pennsylvania, Planning Consultants

Assisted in supervising the firm's planning contracts in Pennsylvania as well as preparing (1) Comprehensive Plans (2) Municipal Zoning Ordinances (3) Sub-Division Regulations (4) County Sewer and Water Plans, and (5) various feasibility studies.

1966 – 1967

Planning Technician, York County Planning Commission
York County, Pennsylvania

Initiated research to support the activities of the senior planning staff, including the preparation of statistical data and various reports, including socio-economic analyses and forecasts.

1964 – 1966

Administrative Assistant, Redevelopment Authority
City of York, Pennsylvania

Prepared a comprehensive housing analysis and several housing relocation surveys, in addition to performing various administrative duties for the Redevelopment Authority's executive director

REFERENCES: Available upon request.

SPECIALIZED SKILLS AND ABILITIES

A. GENERAL:

Experience to date involves the areas of (1) Municipal Law; (2) Local, State, and Federal Affairs; (3) Housing; (4) Growth Management; (5) Regional, County, City, and Municipal Comprehensive Planning and Zoning; (6) Community Visioning and Neighborhood Revitalization; (7) Blight elimination and Code Enforcement; (8) Economic Development; (9) Urban Renewal; (10) Downtown Revitalization; (11) Historic Preservation; (12) Community Organization and Community Advocacy; and (13) Lobbying and the Legislative Process.

B. PUBLIC RELATIONS:

In addition to public speaking, prepared several audio/visual presentations, annual reports, videos; and public relations programs. Worked with members of the news media on a regular basis.

C. TECHNICAL REPORT WRITING:

Responsibilities have included the writing of technical reports and documents, including the preparation of supporting graphics, and the supervision of same by others. Specific technical reports or documents include: Socio/Economic Forecasts; Feasibility Studies; Municipal, County and Regional Comprehensive Plans; Zoning Ordinances; Sub-Division Regulations; County Sewer and Water Plans; Municipal Ordinances; State and Federal Legislation; and Specialized Studies of State and Federal Issues in the area of Local Government and Urban Affairs including housing; blight elimination; economic development; community revitalization, manufactured housing; and infrastructure finance.

D. INVESTIGATIVE REPORT WRITING:

Supervised several legislative investigations and wrote reports based on the findings, which included recommendations for corrective actions and implementing legislation in the areas of (1) Housing; (2) Community Revitalization; (3) Blight Elimination; (4) Economic Development; (5) Long-Term Care; (6) Incinerators and Solid Waste Management; (7) Transportation; (8) Public Safety; and (9) \$10 million in cost overruns involving the Pittsburgh Convention Center.

E. PROBLEM SOLVING-ANALYSIS AND EVALUATION:

The technical and investigative reports supervised or written were done so only after considerable research, evaluation, and analysis of the problem or problems. Additionally, analytical skills were applied in evaluating State and Federal legislation, rules, regulations, and issues, in order to advise state and local officials and members of the Caucus and House Leadership of the options available relative to policy issues, before decisions were made or policy was established.

F. ADVISORY SKILLS

Experience has included advising state and local organizations and state and local officials including Mayors, County Commissioners, Municipal Solicitors, Borough and Township Officials, State Legislators, and the Majority Leader and Speaker of the House of Representatives, relative to municipal law; municipal problems and issues including urban issues; and suggestions for resolving same including legislative solutions.

G. INNOVATIVE PROGRAM DEVELOPMENT AND IMPLEMENTATION:

At age 23 I established a Department of City Planning for the City of York, Pennsylvania. As the Director of City Planning, I implemented the planning programs developed after a six-year absence of any department or staff.

At age 27, I was part of the first professional staff hired by the Pennsylvania Legislature. As the first Executive Director for the House Local Government and Urban Affairs Committees, I was responsible for developing the initial program for the Pennsylvania Legislature in the area of Local Government and Urban Affairs, following a recommendation for such action following a detailed study of the Pennsylvania General Assembly by the Pennsylvania Economy League in 1972.

PRIMARY EMPHASIS

A. MUNICIPAL LAW-MUNICIPAL LEGISLATION

The Local Government and Urban Affairs Committees and their subcommittees, cover a wide range of Municipal laws and municipal issues affecting Counties, Cities, First and Second Class Townships, Boroughs, and Municipal Authorities in Pennsylvania. The state statutes with which we had to be knowledgeable and conversant are attached.

B. MODERNIZATION AND UPDATE OF THE THIRD CLASS CITY CODE

C. COMMUNITY-ECONOMIC DEVELOPMENT.

Arranged for and conducted, statewide legislative hearings on eliminating blight and expediting economic development in order to revitalize Pennsylvania's urban areas large and small, including cities and boroughs with a primary goal being **increasing new housing opportunities and expanding the number of jobs, as a result of attracting new commercial and industrial development to urban areas.** A lot of the implementing legislation I drafted was enacted into law following the hearings and the remaining legislation is scheduled to be this session.

LEGISLATIVE AREAS

- Tax incentives for investment in urban areas.
 - Expanded Public/Private Partnerships.
 - Enterprise Zones.
 - International Good's Movement Task Force: Economic Development along the Delaware River/Philadelphia
 - Allegheny County Regional Asset District.
 - Economic Revitalization of the Philadelphia Navy Yard.
 - Historic Preservation and the Expansion of Historic Tax Credits
- NOTE: Author of Pennsylvania's Keystone Opportunity Zone Act and The Neighborhood Improvement District Act**

D. HOUSING:

The following represent examples of **specific housing areas** I was involved in (1) *move to next line* drafting legislation, (2) providing information and technical advice; (3) establishing public policy; and (4) consulting.

- Condominium Act
- Housing Cooperative Act
- Landlord and Tenant Act
- Mobile Home Park Rights Act
- Homeowners Emergency Mortgage Assistance Act
- Federal Fair Housing Act
- State Fair Housing Act
- Federal Construction Codes and Standards Act
- County Housing Trust Fund
- Housing programs administered by the Department of Community and Economic Development

- Housing programs administered by the Pennsylvania Housing Finance Agency
 - Federal Manufactured Housing Construction Standards Act
 - Federal housing programs administered by HUD including the Section 8 program
 - Tenant Landlord Rights
 - Manufactured home owner rights
 - Housing and Building Codes
 - Code Enforcement
 - State Building Code
 - Housing, as it relates to requirements in (1) the State's Municipal Planning Code and (2) local zoning and subdivision ordinances
 - State Consolidated Housing Plan
 - Storm water management problems
 - Financing for state housing programs
 - Mortgage insurance problems
 - Innovative housing developments as they relate to growth management
- ◆ Author of the first "Urban Homesteading" Act in the nation.
 - ◆ Arranged for and conducted the state's first affordable housing forums at the University of Pittsburgh and University of Pennsylvania and drafted affordable housing implementing legislation based on recommendations made at those forums. Some of the legislation drafted was recognized as models nationally by the American Legislative Exchange Council.
 - ◆ Drafted an original 6 bill legislative package aimed at strengthening the rights and safety of manufactured housing consumers that was recognized as model legislation nationally.
 - ◆ Consulted with statewide non-profit housing organizations on a variety of housing issues and helped establish a statewide non-profit housing organization. Currently serving as an officer on both a state and national non-profit housing organization.

E. COMMUNITY, NEIGHBORHOOD, AND DOWNTOWN REVITALIZATION

- ◆ Initiated national research on urban revitalization "best practices", and arranged for tours by members of the House Urban Affairs Committee of 40 urban areas, both cities and boroughs, large and small, in Pennsylvania in 2001, and reviewed and analyzed their successful revitalization programs.
- ◆ Arranged and conducted in October of 2000, three days of hearings at the State Capitol, on THE FUTURE OF PENNSYLVANIA CITIES at which state and national experts testified, some via state of the art "teleconferencing."
- ◆ In the process of preparing a final report, video, and interactive CD-ROM, on the aforementioned revitalization tours and Future of Pennsylvania Cities hearings for distribution to local governments, state and national officials, state and national organizations, including HUD and the state Department of Community and Economic Development, as well as other national, state, and local, groups and organizations involved with community revitalization.
- ◆ Drafted legislation to implement recommendations made at the hearings on the Future of Pennsylvania's Cities and the revitalization tours, including the creation of a \$1 billion State Urban Development Trust Fund, a Commonwealth Infrastructure Development Bank, and a Residential State Income Tax Credit Act as an incentive to encourage existing residents to remain living in the cities while encouraging new people to move there.

F. ELIMINATION OF BLIGHT

Drafted House Resolution 91, which passed unanimously, to investigate the causes of blight in Pennsylvania and review the effectiveness of existing state economic development programs. Based on HR 91, arranged and conducted a series of 10 statewide hearings which focused on (1) how to eliminate blight and (2) how to improve and expand existing state economic development statutes and programs including drafting new laws if needed.

Based on this investigation I (1) drafted a report and created a video which the Urban Affairs Committee released on our findings and (2) drafted a 30 bill legislative package to implement the report recommendations. Most of the bills have passed the House and many have been enacted into law or will be this session.

G. INFRASTRUCTURE FINANCE

Drafted legislation to establish the Pennsylvania Investment Authority Act to finance municipal sewer, water, and storm water projects. Since its establishment in 1988, PENVEST has financed over \$1 billion in municipal sewer, water and storm water infrastructure projects in Pennsylvania.

H. URBAN REDEVELOPMENT: EMINENT DOMAIN

Conducted hearings and research on needed changes to Pennsylvania's Urban Redevelopment Law and the use of eminent domain in the redevelopment process. Upon the completion of the aforementioned, drafted amendments to the States Urban Redevelopment and Eminent Domain Laws to more equitably balance the rights of property owners and the needs of local governments, developers, and redevelopment authorities when using eminent domain under the Urban Redevelopment Law for housing and economic development.

I. PLANNING, ZONING, LAND USE: GROWTH MANAGEMENT

- ◆ **Provided advice and drafted legislation dealing with planning, zoning, subdivisions, land use, land development, and growth management issues. This includes drafting amendments to the Pennsylvania's Municipalities Planning Code; drafting legislation to authorize municipal impact fees; and drafting legislation authorizing sewer and water tap-in fees.**
- ◆ **Staffed Pennsylvania's first Select Committee on Land Use and Growth Management which issued a report containing over 60 legislative recommendations and authored the states first growth management legislation, (HB 14 and SB 300) which became Act 67 and Act 68 respectively in 2000.**
- ◆ **Drafted the Commonwealth's first county infrastructure planning legislation for capital improvements relative to containing and managing growth.**
- ◆ **Drafted amendments affecting growth management to Act 537, Pennsylvania's Sewerage Facilities Act.**

J. PHILADELPHIA

Initiated research or drafted legislation, and arranged for and conducted legislative hearings, to improve and/or resolve the following municipal problems or issues in Philadelphia:

- ◆ **Property Assessment Practices**
- ◆ **Budgeting Process/Local Taxes**
- ◆ **Elimination of Blight/Expedition of Community Revitalization Activities in Neighborhoods**
- ◆ **Non-Mine Subsidence problems in the Logan section of Philadelphia, which is destroying a neighborhood with over 3,500 homes**
- ◆ **Reduced costs and improved service and delivery of gas and water service through the creation of a City owned Gas and Water Authority**
- ◆ **Creation of Pennsylvania Intergovernmental Cooperative Authority (PICA) to improve Philadelphia's Credit Rating and expand it's Municipal Bond Authority**
- ◆ **Expansion and Development of the City's port facilities and Naval Yard**
- ◆ **Investigation of the site selection process for Philadelphia's two new sports stadiums to be constructed for which the state has committed over \$160 million dollars in construction funds**
- ◆ **School violence in Philadelphia schools**
- ◆ **Privatization of Philadelphia Airport**
- ◆ **Improved management practices**

K. FLOOD PLAIN/STORM WATER MANAGEMENT

Drafted legislation to **expand and improve flood plain zoning and storm water management within the Commonwealth; including funding for storm water management planning and capital construction.**

L. LOCAL GOVERNMENT TAX REFORM

Drafted local tax reform proposals:

- ◆ **Establishing a centralized tax collection system on a county basis.**
- ◆ **Eliminating local Act 511 "nuisance" taxes.**
- ◆ **Increasing municipal revenues from the wage tax while decreasing reliance on municipal and school district property taxes.**
- ◆ **Providing a municipal services tax for cities with a high percentage of tax-exempt property.**

M. STATEWIDE ASSESSMENT REFORM

Drafted legislation to **change the current assessment practices in the Commonwealth including uniform rates of assessments, standardized assessment procedures, and mandated education and training of assessors.**

N. PITTSBURGH CONVENTION/EXPOSITION CENTER

Supervised a legislative investigation of \$30 million in cost overruns caused by construction delays involving the Pittsburgh Convention/Exposition Center and issued a report on same containing recommendations to prevent this from occurring in the future.

O. **SOLID WASTE MANAGEMENT**

Supervised a legislative investigation of current and past solid waste management practices in Philadelphia and issued a report on same containing recommendations for improvements to make the program environmentally and financially sound.

P. **NORTHWEST INCINERATOR**

Investigated the Northwest Incinerator in Philadelphia, which was polluting the air and groundwater, and causing cancer in residents living nearby. Within eighteen months of issuing our report, which included findings and recommendations, the incinerator was closed as we recommended.

Q. **PUBLIC SAFETY**

Studied public safety procedures nationally with respect to improving public safety in urban areas and in Philadelphia, including the "911" emergency response program. Made recommendations for improvements to Philadelphia's system based on our research.

Investigated the feasibility of establishing a Police Review Board in Philadelphia and drafted implementing legislation.

Drafted legislation to allow for the creation of Neighborhood Improvement Districts in Pennsylvania patterned after the highly successful Business Improvement Districts. This included private security in residential and mixed-use areas.

R. **PENNSYLVANIA TURNPIKE**

Staffed the Governor's Toll Road Task Force and (1) conducted legislative hearings and (2) assisted in drafting legislation to allow the construction of extensions to the existing Turnpike System, which totaled over \$1.5 billion.

S. **LONG TERM CARE**

Conducted a legislative investigation of Long Term Care Problems in Pennsylvania which concluded would cost over \$1 billion to solve. Based on that investigation prepared a series of detailed financial reports, including detailed cost comparative analyses of long-term care facilities in Pennsylvania, by size, type, and regions of the state which received statewide and national recognition. I also drafted legislation to implement the report recommendations; and an audio-visual presentation on our findings. The reports included recommendations and enabling legislation for a new payment system and a statewide \$100 million bond issue for safety improvements at nursing homes, which was passed and implemented. The reports were made part of the Congressional Record and requests for same came from all over the United States including research "Think Tanks" like Stanford Research Institute as well as from libraries at medical schools throughout the United States. The recommendation I made in 1973, are still valid today.

Copies of reports and examples of work available upon request.

**DIRECTOR OF CITY PLANNING
CITY OF YORK, PENNSYLVANIA**

**EXAMPLES OF PRIMARY ACTIVITIES
1968 - 1973**

GENERAL:

Organized and developed the Department of City Planning. **Upon assuming the position in 1968, there was no Department of Planning or staff. Upon leaving, the staff totaled 15, with an annual budget of over \$200,000.**

RECREATION:

Completed a \$10 million Comprehensive Recreation Plan for 1972 - 1980.

Supervised the design, funding and construction of two new parks, totaling \$1.2 million, with an additional \$500,000 in park improvements scheduled for construction upon leaving my position.

LAND USE CONTROLS:

Prepared and administered York's first subdivision regulations with primary emphasis on a newly annexed area of 260 acres.

Assisted in the development of a Historic District Ordinance and the establishment of a Historic District Review Board.

Assisted in the development of a Shade Tree Ordinance, and the establishment of a Shade Tree Commission.

Prepared the work program for revising the City's Zoning Ordinance.

URBAN RENEWAL:

Assisted in the preparation and implementation of the Redevelopment Authority's Urban Renewal Projects as Director for one year, and after 1971, provided technical assistance as required.

FEDERAL AID - STATE AID:

Prepared and updated the City's Workable Program, and prepared funding applications for all City departments totaling over a billion dollars. Programs for which funds were secured included: Urban Renewal, Neighborhood Development (NDP), HUD 701, BOR Recreation, CRP, Sewer and Water, Rodent Control, etc.

HOUSING:

Supervised and closed out a housing rehabilitation project for the Redevelopment Authority while Director.

Assisted in the establishment of a Community Housing Council and a non-profit Housing Development Corporation.

Prepared a Problem Analysis and Overall Program Design for the U. S. Department of Housing and Urban Development, outlining housing problems and socio-economic conditions in the City of York.

Assisted the Housing Authority in the development of their Turnkey Housing Program.

Developed a program for automating the records of the City Enforcement Bureau to ensure a more systematic method of code enforcement.

TRANSPORTATION:

Assisted the York County Planning Commission in the preparation of the area-wide transportation plan (York Area Transportation Study) completed in 1972.

Assisted in the preparation of TOPICS program in cooperation with the York County Planning Commission.

Assisted the York County Planning Commission and consultant involved in the preparation of an area-wide Mass Transit Study.

COMPREHENSIVE PLAN:

Completed the 1970 Census Analysis and initiated a complete revision of the City's Comprehensive Plan. In the new plan, the format was changed with greater emphasis placed on housing and social and health related problems.

The revised Comprehensive plan was also more management-oriented, with special attention given to the following areas: employment, education, public safety, and economic development.

PUBLIC RELATIONS:

Prepared and presented the City's first public relations program, which included an "Annual Report" and a 25-minute audio-visual presentation, entitled "York Moves into the '70's".

WORK/STUDY PROGRAMS:

Developed and coordinated work-study programs with Pennsylvania State University, Department of Architecture (State College), and Shippensburg and York Colleges.

COMMUNITY GROUPS AND ORGANIZATIONS REGULARLY ASSISTED

**York County Housing Council
Housing Development Corporation – Served on first Board of Directors
Community Progress Council
York County Health Corporation
York County Planning Commission
Metropolitan Government Committee
York Recreation Commission
Redevelopment Authority
Citizens Advisory Committee
York County Coalition – Regional Council**

**Health Charrette Committee
Task Force II – Health Planning Committee
Zoning Board of Adjustment
Historic Board of Review**

MUNICIPAL LAW LEGAL REFERENCES

State statutes we had to be knowledgeable about and on which we drafted amendments and provided advice and consultation to Leadership, Committee Chairmen, House Members, constituents, and state groups and organizations

Municipal Codes: All Municipalities

County Code	16 § 101
Second Class County Code (Allegheny)	16 § 3101
First Class City Government Law (Philadelphia)	53 § 12101
Second Class City Law (Pittsburgh)	53 § 22101
Third Class City Code	53 § 35101
Borough Code	53 § 45101
Incorporated Towns	53 § 53101
First Class Township Code	53 § 55101
Second Class Township Code	53 § 65101

PURDONS CTIES

Taxation

Local Tax Enabling Act (Act 511)	53 § 6901
Sterling Act	53 § 15971
Tax Exemption for Disabled Vets	72 § 4691
Improvement of Deteriorating Real Property or Areas Tax Exemption Act	72 § 4711-101
Intangible Personal Property Tax Law	72 § 4821
General County Assessment Law	72 § 5020-101
Board of Revision of Taxes (First Class (Counties))	72 § 5341.1
Third Class County Assessment Board Law	72 § 5342
Second Class County Assessment Law	72 § 5452.1
Fourth to Eighth Class County Assessment Law	72 § 5343.101
Local Tax Collection Law	72 § 5511.1
Real Estate Tax Sale Law	72 § 5860.101
Tax Reform Code of 1971	72 § 7101

Police Officers and Fire Fighters

Special Fire Police	35 § 1201
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Child Labor Laws (Junior Firemen)	43 § 41
Volunteer Firemen Job Protection	43 § 1201
Auxiliary Police	53 § 731
Municipal Police Education and Training Law (Act 120)	53 § 741
Referendum Disband Paid Fire Force	53 § 751.1
Municipal Police Pension Law (Act 600)	53 § 767
Police Tenure Act	53 § 811
Death Benefits (Act 101)	53 § 891
Volunteer Firemen's Relief Association Act (Act 84)	53 § 8501
Foreign Fire Insurance Distribution	72 § 2262
Foreign Casualty Insurance Distribution	72 § 2263.1
Volunteer Fire Company, Ambulance Service and Rescue Squad Assistance Act	72 § 3943.1

General Municipal Laws

Statutory Construction Act of 1972	1 § 1501
Local Agency Law	2 § 551
County Salary Law	16 § 11011-1
County Pension Law (Act 96)	16 § 11651
Covenant (Act 515)	16 § 11941
Eminent Domain Code	26 § 1-101
Flood Plain Management Act	32 § 679.101
Storm Water Management Act	32 § 680.1
Clean Streams Law	32 § 680.1
Sewage Treatment Grants	35 § 701
Housing Authorities Law	35 § 1541
Housing and Redevelopment Assistance Law	35 § 1661
Urban Redevelopment Law	35 § 1701
Solid Waste Management Act	35 § 6018.101
Governmental Immunity	42 § 8501
Home Rule Charter and Optional Plans Law	53 § 1-100
Municipality Authorities Act of 1945	53 § 301
Intergovernmental Cooperation Act	53 § 481
Pennsylvania Municipal Retirement Law	53 § 881.101
Municipal Pension Plan Funding Standard and Recovery Act (Act 205)	53 § 895.101
Public Auditorium Authority Law	53 § 23841
Local Government Unit Debt Act	53 § 6780-1
Municipal Claim and Lien Law	53 § 7101
Pennsylvania Municipalities Planning Code	53 § 10101
Port Authority Act	55 § 551
Neighborhood Assistance Act	62 § 2081
Public Officers Incompatible Office	65 § 1

Right to Know	65 § 66.1
Sunshine Law	65 § 66.1
Uniform Mileage Act	65 § 371
Public Official and Employee Ethics Law	65 § 401
Condo Act (Unit Property Act)	68 § 250.403,262
Tenant-Landlord Act	68 § 250.101
Mobile Home Park Rights Act (#261-76)	68 § 398.1
Local Economic Revitalization Tax Assistance Act	72 § 4722
Forestland and Farmland (Act 319)	72 § 54901.1
Industrial and Commercial Development Authority Law	73 § 371
Vehicle Code's Powers of Local Authority	75 § 6101
Keystone Opportunity Zones	

PROFESSIONAL PUBLICATIONS SUBSCRIBED TO AND REGULARLY READ

<i>Name of Publication</i>	<i>Organization</i>	<i>How Often Received</i>
Affordable Housing Finance	Alexander and Edwards Publishing Co.	Monthly
Assembly News	South Central Assembly for Effective Govt.	Quarterly
Community Links	National Sheriffs' Association	Quarterly
Growth/No Growth Alert -- Homefront	Mandolin Publishing Company	Monthly
Housing Affairs Newsletter	National Association Of Housing and Redevelopment Officials	Quarterly
Housing News	Community Development Publications	Weekly
Housing Report	PA Low Income Housing Coalition	Quarterly
Incentive Taxation	PA Assn. Of Nonprofit Homes for the Aged	Monthly
Journal of Housing and Community Development	Center for the Study of Economics	Monthly
Land Letters	National Assn. Of Housing and Redevelopment Officials	Bimonthly
Land Lines	Environment and Energy Publishing	Bimonthly
Land Use Law Report	Lincoln Institute of Land Policy	Every Other Month
Landlord Tenant Law Bulletin	American Planning Association	Monthly
Legislative Bulletin	Business Publishers, Inc.	25 times a year
Legislator Locator	E. Michael Quinlan, Esq.	Monthly
Municipal Reporter	County Commissioners Assn. Of PA	Every Other Week
NAHRO Monitor	Pennsylvania League of Cities and Municipalities	Monthly
News	Pennsylvania League of Cities and Municipalities	Quarterly
	National Assn. Of Housing and Redevelopment Officials	Semimonthly
	Housing Trust Fund Project	Quarterly

PENNVEST	Pennsylvania Infrastructure Investment Authority	Annual
Planning	American Planning Association	Monthly
Planning Progress	Bucks County Planning Commission	Quarterly
PS Abstract	PA State Assn. Of Boroughs	Monthly
PSDC News	Pennsylvania State Data Center	Quarterly
RRR (Recent Research Results)	U.S. Department of Housing & Urban Development	Monthly
Rural Perspectives	Center for Rural Pennsylvania	Monthly
SCAN (Small Communities Advisory Network)	Local Govt. Environmental Assistance Network	Quarterly
Service Connections	Pennsylvania Housing Finance Agency	Quarterly
State Legislatures	National Conference of State Legislatures	Monthly
Task Force Report	County Commissioners Assn.	Yearly
The Link	Local Initiatives Support Corporation.	Quarterly
The Neighborhood Works	Center for Neighborhood Technology	Bimonthly
Township News	PA State Assn. Of Township Supervisors	Monthly
Affordable Housing Advocate	Home Ties	



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

**BRIEF SUMMARY
OF
ISSUES HANDLED BY THE HOUSE URBAN AFFAIRS COMMITTEE**

- **Urban County Problems/All Types**
 - Philadelphia
 - Allegheny
- **City Problems/All Types**
 - Philadelphia (First Class)
 - Pittsburgh (Second Class)
 - Scranton (Second Class A)
 - Harrisburg, York, Lancaster, etc. (Third Class)
- **Municipal Infrastructure Finance**
 - Sewer
 - Water
 - Stormwater
- **Stormwater Management Problems**
- **Housing**
 - HUD
 - Tenant Landlord
 - Homeowner Assistance
 - Section 8
 - Public Housing
 - Department of Community and Economic Development
 - Pennsylvania Housing Finance Agency
 - Manufactured Housing/Modular
 - Condominiums
 - Housing Cooperatives
 - Uniform Planned Communities

- . **State Consolidated Housing Plan**
 - . **Urban Blight**
- **Municipal Authorities**
 - . **Housing**
 - . **Redevelopment**
 - . **Parking**
 - . **Miscellaneous**
- **Municipal Pensions**
- **Intergovernmental Cooperation**
- **Growth Management**
 - . **Pennsylvania Municipalities Planning Code**
 - . **Planning**
 - . **Zoning**
 - . **Subdivision Regulations**
 - . **Comprehensive Plans**
 - . **Urban Growth Boundaries**
 - . **Growth Management Legislation/Issues**
- **Regional Issues**
- **Economic Development**
 - . **Local Economic Revitalization Tax Act**
 - . **Tax Increment Financing Districts**
 - . **Business Improvement Districts**
 - . **Neighborhood Improvement Districts**
 - . **Enterprise Zones**
 - . **Empowerment Zones**
 - . **Keystone Opportunity Zones**
 - . **Main Street/Elm Street**
- **State and Federal Funding Sources/Programs**
- **Home Rule Act/Home Rule Charters**
- **Property Assessments**
- **Municipal Management Problems**

- **Municipal Finance Problems**
 - **Cities**
 - **Urban Counties**
- **Municipal Taxes/Revenue**
- **Public Safety Issues/Problems**

NOTE: This represents a summary of only a few of the issues/subjects handled by the House Urban Affairs Committee. In addition, we also handle all other issues handled by the Local Government Committee as they relate to urban areas



House of Representatives

COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

HOUSE URBAN AFFAIRS COMMITTEE JOB DESCRIPTION OUTLINE

I. Research

- a. General
- b. Topical
- c. Committee Related
- d. Constituent Related

II. Analysis

- a. Legislation (existing/proposed)
 - 1. State
 - 2. Federal
- b. Federal Regulations
 - 1. Existing/Proposed
- c. State Regulations
 - 1. Existing/Proposed

III. Public Hearings

- a. Fact finding or investigative
- b. On proposed legislation
 - 1. Schedule
 - 2. Organize
 - 3. Public Relations
 - 4. Questions
 - 5. Final Report
 - 6. Draft Amendments/New Legislation

IV. Policy Recommendations

- a. Committee Chairman
- b. Leadership

V. Program Evaluation

- a. State
- b. Federal

VI. Drafting Legislation (new or amendments to existing)

VII. Drafting Amendments (existing legislation or to proposed new legislation)

VIII. Constituent Inquiries/Related Problems

IX. Monitoring of Legislation

a. Current Status (committee or floor action)

- 1. Out of Committee**
- 2. Passed**
- 3. Re-referred**
- 4. In Senate**
- 5. Conference Committee**
- 6. Action by Governor**



**Detailed Commentary on Qualifications
and Experience**

"I want to congratulate the House Urban Affairs Committee and its staff. I've seen the work of this committee over the years, over decades literally, and I can tell you that today's Urban Affairs Committee has the most degree of diligence and aggressiveness and genuine interest, frankly, in urban affairs that I have ever witnessed in at least three decades. You're very action-oriented, and for that we are extremely appreciative.

Source:
Honorable Stephen Reed, Mayor
City of Harrisburg

"I read with interest the Committee report to the General Assembly pursuant to House Resolution 91. It is without doubt the finest piece of work that focuses on urban opportunities that I have ever seen generated from the state level. You and the Committee are to be congratulated. I would hope the report receives wide distribution."

Source:
Theodore Robb
Partner in Robb, Dering and Associates
Housing Consultants
Former Pennsylvania Secretary of Labor and Industry and Regional Director of HUD in Philadelphia.

"I am the General Counsel of the Local Initiatives Support Corporation ("LISC"), a national nonprofit tax exempt organization that provides financial and technical assistance to community-based organizations in over 45 cities and numerous rural regions to help them revitalize their communities, including the development of low and moderate income housing, economic development projects, and other community facilities."

I am writing this letter to voice my appreciation for the work done by Jeri Stumpf, the Executive Director of the House Urban Affairs Committee regarding HR 91 and the legislation to establish the Pennsylvania Mortgage Guaranty Corporation. I believe that his work on HR 91 and the impressive body of legislation that resulted from it, will have a major positive impact on economically depressed areas of Pennsylvania's cities, towns, and rural areas.

The type of efficient, fiscally responsible, good government, embodied in HR 9 and the resulting legislative initiatives is a key component of the public private efforts aimed at assisting the residents of such areas in improving the conditions in their neighborhoods. Public servants, such as Mr. Stumpf, are a key part in achieving our common goals and improving the living conditions of residents of Pennsylvania. I appreciate his work and the opportunity to contribute to your impressive legislative accomplishments."

Source:
Attorney Michael S. Levine
General Counsel
Local Initiatives Support Corporation
New York, New York

"I seldom write letters complimenting people on a job well-done. Most of the time, I believe a person does a job well just because he does his job. However, this is one situation where a person, Jeri Stumpf, has take my problem (which was both political and personal) and followed through to provide me with a piece of legislation that many others had tried but failed to accomplish.

Mr. Stumpf drafted a bill with an entirely new approach to the problem of the commuter tax and successfully tutored me to achieve its passage on the Floor of the House and then being signed into law by the Governor. For years I have attempted to resolve the Scranton commuter tax situation to no avail. Mr. Stumpf provided me with the idea of a new approach.

Many legislators have problems but don't have the political savvy to solve them legislatively. Jeri takes his job seriously and personally does his best to help members. I truly appreciate his help. Thank you for allowing Jeri to assist in my situation."

Source:
State Representative
Frank Serafini
Republican

"We are writing this letter to commend you on the work of Mr. Jeri Stumpf, Executive Director of the House Urban Affairs Committee. We have been attempting to arrange passage of House Bill 141 and Senate Bill 1296 for over three years. As probation officers, we were overwhelmed by the difficulties experienced within the legislative process when we first came to Harrisburg.

We had many questions and were referred to Mr. Stumpf. He is truly a knowledgeable and hard-working individual. We are convinced that without his help, our bills would still be languishing in both Chambers."

Source:
Parole Officers
Allegheny County

"I am a Professor of Law at George Mason University, School of Law in Arlington, Virginia. Mr. Stumpf was a successful candidate in the first class we ever had and earned an invitation to enter our Law School which was then known as the International School of Law. Financial considerations compelled him to seek a leave of absence rather than to matriculate.

Our Law School is tough. We have low-grade curves; high standards of deportment, a rigorously planned curriculum and people flunk out. Therefore, the appraisal that a candidate has clear chances for success in that environment is not lightly made.

I have taught in every session we have had and I am sure that Mr. Stumpf would have succeeded in our school had he had the opportunity to face the challenge."

Source:
John L. Costelo
Professor of Law
George Mason University
Arlington, Virginia

“Thank you for your presentation at “Momentum for Main Street,” the eighth annual training conference of the Pennsylvania Downtown Center held June 4, 1998, in the Capitol.

The conference was a success and your talk on House Resolution 91: The blight bills and the Business Improvement District initiatives were of great interest to the attendees. The evaluations were terrific.”

We appreciate your taking the time to speak to our organization.

Source:

**Mary Joan Kevlin, Executive Director
Pennsylvania Downtown Center**

“I thought I would take a moment to relate to you my comments concerning the work of Mr. Jeri E. Stumpf, Executive Director of the House Urban Affairs Committee. Mr. Stumpf has done a tremendous job for the Committee.

I have found him to be caring, hard-working, tenacious, creative, and intelligent in carrying out his duties. I believe that due in large part to his work, the legislation will produce a number of bills which will provide excellent tools to municipalities for use in the battle against urban blight.

I have also received positive feedback about Mr. Stumpf’s work from the Honorable Irene McLaughlin, Pittsburgh City Magistrate in charge of Housing Court; Mr. Jonathan Robinson, President of the Pittsburgh Fair Housing Coalition; and others who have attended Urban Affairs Committee hearings in Pittsburgh and who have interacted with Mr. Stumpf in the development of the legislation.

Mr. Stumpf’s work and the esteem in which he is held by Pittsburgh officials and activists hold well in our Chamber.”

Source:

**State Representative Don Walko
Democrat**

“A move to crack down on slumlords, eradicate blight, and cultivate economic development in its place is grinding forward in the Pennsylvania Legislature.

The House of Representatives recently adopted a series of proposals which could ultimately be part of an overall package of nearly 30 bills designed to encourage the improvement of decaying urban areas throughout the state. The proposals stem from a 200-page report released by the House Urban Affairs Committee earlier this year developed through a series of public hearings around Pennsylvania.

“We haven’t taken seriously enough what slumlords have done to our communities. They have milked every bit of profit out of their properties and put nothing back. It’s a cancer and it just spreads. It’s not fair to businesses, investors, and other property owners in the neighborhood: We just have to make it profitable to invest in our urban areas again. Cities may never again be the manufacturing hubs they once were in America, but they can still be cultural, commercial, and residential hubs. The key to revitalizing them is that government must be creative. We believe the tide can be stemmed and that blight can be eliminated in this state,” Stumpf said.

Source:

Philadelphia Business Journal

Bill Yingling

“Jeri Stumpf was in town this week. He brought a powerful message. There were movers and shakers who listened and liked what they heard. He certainly seems to be the right guy at the right time for small and large cities across Pennsylvania.

“If I rob a bank, I go to jail,” Jeri told the group. “But if I buy a city property, milk all the equity out of it, allow it to decay before I abandon it because I owe taxes or have other liens, leading to neighborhood decay and lower property values for other homeowners, meaning other taxpayers have to make up the difference, do I go to jail?” The right answer should be yes, but we all know the answer is no. According to Jeri, “urban blight is leading to the destruction of our cities.”

“The House Urban Affairs Committee held hearings last year, examining the problems of blight and how to eradicate it, and expedite economic development in Pennsylvania’s cities.”

“As York pushes forward with its vision for the year 2015, blight is a serious concern. I am sure we are going to see efforts to deal with it at our level, but it sure would help if the Legislature weighed in with some weapons.”

Source:

James D. Sneddon, Editor and Publisher

York Daily Record and

York Sunday News

“Jeri E. Stumpf has moved forward from city planning to urban affairs in Pennsylvania in the past three decades. In 1968, Jeri became the City’s Director of Planning. Today he is the Executive Director of the Urban Affairs Committee of the Pennsylvania House of Representatives, an elite and powerful position.

Jeri has gained the respect and support of the House members and officials of cities and small municipalities across the state. He has recently completed and published a report to the General Assembly on eradicating blight and expediting economic development in Pennsylvania in the 21st century.

Stumpf has received praise for his work on the blight eradication and economic development bills from Michael S. Levine, General Counsel for the National Organization of the Local Initiatives Support Corporation in New York City, as well as from Irene McLaughlin, a Pittsburgh City Magistrate, who handles the Housing court involving property conditions.

Source:

Harry McLaughlin, Reporter
York Dispatch

“I have known and observed Mr. Stumpf for a period of six years as he has served in his capacity as a member of the staff of the Pennsylvania House of Representatives. He has shown industry, initiative, and professionalism in carrying out his duties.

He has made outstanding contributions in efforts to solve the nursing home problems in Pennsylvania. He has been the major author in a series of reports entitled The Nursing Home Problem in Pennsylvania. These reports have been extremely helpful to the Health Department and the Legislature in developing effective policies in this field.

Mr. Stumpf is an intelligent, articulate, and poised young man, who has the intellectual capacity for successful academic achievement. Personally, Mr. Stumpf is pleasant and well liked and respected by his colleagues. I recommend him to you for admission to Law School without reservation.

Source:

Leonard Bachman, M.D.
Pennsylvania Secretary of Health

"I just finished reading the report, "Pennsylvania's New Medical Assistance Payment System for Long-Term Care." I will state very simply that this document is one of the finest, most accurate, in depth, and probing pieces of work that I have ever seen come out of government at any time, at any level. It not only presents an accurate picture of the problem, but provides some approaches to solutions to a very, complex problem. Someone had to think to write this document, because it is original; and I just wanted to say, you have something excellent here. I suppose the credit should go to Mr. Stumpf."

I certainly hope the time and effort that went into this study will not go to waste. The problems are too acute and many of the answers are in the report. Please, this report is too good to wind up in file 13 . . There should be legislation built around it and a real effort to have the legislation become law."

"Congratulations on this work!"

Source:

Terry R. Thesieres, Administrator,
Haverford Nursing and Rehabilitation Center

"I just read with considerable admiration your Committee's report on the Pennsylvania nursing home problem. Rarely have I such a clear, intelligent, analysis, of our industry and its opportunities, and I sincerely hope that the report does serve as the foundation of an effective nursing home regulatory program for Pennsylvania."

Source:

John A. Moody, Vice President of Source: Operations
Manor Care Incorporated, Massachusetts

"Your letter and reports of July 1st arrived in the mail a few days ago. The reports certainly represent a fine effort in comparison with data we have received from many other states."

As you may know, the researches here at the Institute are active in a wide range of projects in long-term care for governmental and commercial sponsors."

Thomas W. Mader
Stanford Research Institute, California

“It is a pleasure for us to accept your invitation to participate in the National Conference of State Legislatures Awards Program. We wish to nominate for an award in Category I, outstanding legislative research reports, the series of reports prepared dealing with the Long-Term Care Crisis Facing Pennsylvania.”

The reports have been used as the basis for remarks made in Congress and were also made part of the Congressional Record. The quality of the research was recognized by the Stanford Research Institute, Pennsylvania Secretary of Health, and many others in the state and federal government, as well as in the long-term care field. In fact, requests for copies of the reports have been received from individual agencies throughout the United States.”

“In addition, the Republican Chairman of the Health and Welfare Committee received the annual awards of both the Pennsylvania Association of Nonprofit Nursing Homes and the Health Care Facilities Association of Pennsylvania, as a result of this study and the reports published.”

It is hoped that these reports provide some guidelines to the Legislature, governmental decision makers, and others, regarding methods of assuring improved quality and increased availability of long-term care; greater equity to providers; and improved accountability to the taxpayers, for the increased expenditures in public funds which will be required in the long-term care field.

Source:
Sherman L. Hill, Chairman
Health and Welfare Committee
Pennsylvania House of Representatives
Republican

"In conjunction with the speech I made to an AARP group last week, I had the occasion to read "the Nursing Home Problem in Pennsylvania," from beginning to end. This February 19, 1976, research effort was comprehensive, thoughtful, and definitive, on a most serious Commonwealth problem."

I believe that the author, Jeri Stumpf, deserves the thanks of all of us for his superior work product and I hope you will convey my thanks and appreciation to him."

Source:
State Representative H. Sheldon Parker, Jr
Republican

"Your efforts on behalf of the Subcommittee on Second Class Cities and Counties during the past two years are deeply appreciated.

You have certainly displayed marvelous abilities in our hearings on the reasons for the delays and cost overruns in the construction of the Pittsburgh Convention Center. The report, which the Committee submitted to the House of Representatives, is a living accolade to your aptitude, responsiveness, and concern. Thank you so much for all the help and assistance which you have been to us during the past two years."

Source:
State Representative George F. Pott, Jr.
Republican

"Mr. Charles W. Lyle, a nursing home administrator from Lititz has forwarded copies of the Health and Welfare Committee's report on Long-Term Care in Pennsylvania. You ought to be commended for your thorough approach in studying the problems facing nursing homes. I very much appreciate your permission for the publication of these reports in the journal. Again, thanks very much for allowing these reports to be shared with members of the College."

Source:
Robert Burmeister, Ph.D., Managing Editor
American College of Nursing Home Administrators
Washington, D.C.

“I have recently had the opportunity to read “The Nursing Home Problem in Pennsylvania: Financing Quality Care” and have found it to be a most impressive document.”

“As you know, quality of care as it relates to nursing homes in Pennsylvania is a topic which Medico Associates has become actively involved in during recent years. In states where we represent client interests, the goal of quality treatment programs has been paramount.”

“In noting the report’s suggestions, I am most encouraged by the realistic evaluation of current and potential problems, as well as the corresponding recommended corrective measures. If the reports conclusions and recommendations are acted upon, and total and deliberate affirmative action taken by the Legislature and bureaucracy based on the report’s recommendations, an adequate and responsive system of quality health care will be the ultimate result.”

**Source:
Robert M. Murphy
Medico Associates Incorporated
Brighton, Massachusetts**

“The plight of the nation’s aged was spotlighted recently on the Floor of the U.S. House of Representatives by U.S. Representative Edwin D. Eshleman who called his colleagues attention to a study made of the nursing home industry in Pennsylvania by a state legislative committee. Eshleman spoke on April 9th and inserted copies of the reports and extended remarks in the Congressional Record. The report points to some frightening statistics on the elderly in the Commonwealth.”

**Source:
Lancaster New Era
Congressional Record**

"A Wrightsville resident is helping the State House Republican Caucus shape legislation aimed at solving problems in local government and cities."

"Effective governmental solutions to people's problems require the opinions of those affected, said Jeri Stumpf, Executive Director of the Local Government and Urban Affairs Committees." "One of the issues his Committee has been involved with is the lack of affordable housing."

Ever since Stumpf began the job, every governor has had a blue ribbon Committee on housing, he said. Recommendations were made but the reports sat on a shelf and nothing happened," he said. Stumpf said, **"the people who know best about the issue are those who suffer from the problem, and investment bankers, mortgage underwriters, and executive directors of housing and redevelopment authorities. These people never get plugged into the system where it has impact, he said. Whenever there is a blue ribbon panel appointed, these are not the people appointed."**

Stumpf said, **"letters were mailed to 1,500 bankers, underwriters, and housing authority officials seeking their ideas for new legislation."** These letters said: "The Pennsylvania Legislature can only do so much with respect to housing. "We can't do much about the price of land, interest rates or labor and material costs, but Stumpf asked, **what can the Legislature do, to make housing more affordable in Pennsylvania."**

In Affordable Housing Forums held at the University of Pennsylvania and at the University of Pittsburgh, which he arranged and conducted, testimony was heard from many of the 1,500 individuals contacted and with that information, Stumpf drafted a 14-bill affordable housing package which was introduced in the House as a result of the forums.

Source:
Joli Harrington, Reporter
York Daily Record

"Great job with Pittsburgh. You would make any boss look great! Another really great show by Stumpf Productions! We enjoyed Pittsburgh immensely and found the meetings and court exposure very helpful. This experience will help us a great deal in formulating a recovery plan to move our abandoned property cancer to a possible cure in Philadelphia."

Source:
State Representative Marie Lederer
Democrat

“Jeri Stumpf, at age 23, became the youngest director of City Planning in Pennsylvania. For six years, there had been no Department of Planning, staff, or programs. Jeri did an exemplary job and was considered to be one of the better planners in Pennsylvania at the time despite his age. I have had an opportunity to observe Jeri’s professionalism as Director of City Planning in York, Pennsylvania, and his accomplishments, as a result of my working with him directly in my capacity as President of York City Council; President of the Pennsylvania League of Cities and Municipalities; and later, as Secretary of the Department of Community Affairs, a cabinet position to which I was appointed by Governor Shapp.”

Source:

Al Hydeman

Former Secretary of Community Affairs
Commonwealth of Pennsylvania

“On behalf of all the participants at the conference sponsored by the Pennsylvania Coalition to end homelessness, I want to thank you for participating and sharing some of your personal observations regarding the issue and legislative matters, including the importance of individual contact with legislators. Comments from the evaluation forms indicated that conference participants found your presentation extremely helpful and many people mentioned they felt motivated by what you said and how you said it!

Source:

Kay Pickering, Executive Director
Pennsylvania Coalition to End Homelessness

“On behalf of the Conference Committee, the Pennsylvania Planning Association would like to thank you for your contribution to the Association’s 1994 annual conference. As you know, the Conference was a tremendous success and the time you volunteered in support of the Pennsylvania Planning Association and planning in the Commonwealth was a key to the success of our effort. Thank you again for your contributions.

Source:

Stanford Lembeck, AICP
John W. Eich, AICP
Pennsylvania Planning Association

“We, the Harrisburg Internship interns for the spring semester, Class of 1996, would like to take this opportunity to thank you for sharing your knowledge of urban issues in Pennsylvania with us. We believe Pennsylvania’s urban areas can offer enormous returns if the Commonwealth is willing to invest in them. While urban areas have their share of problems, we believe that through education and awareness, problems can be solved. We believe Pennsylvania’s future is full of potential. If Pennsylvania is going to reach that potential, then Pennsylvania’s urban areas must be included in order for the Commonwealth to thrive. Again, we would like to thank you for your passionate presentation and discussion on urban issues in Pennsylvania. It was not in vain!”

**Source:
Interns in the Harrisburg Internship Program
Dixon University Center
Harrisburg, Pennsylvania**

“There are excellent staff persons in both Caucuses but I, especially can point to several Republican Committee Executive Directors with pride, in particular, Jeri Stumpf, Executive Director of the House Local Government and Urban Affairs Committees. He works hard and does excellent work.”

**Source:
State Representative Pat Carone
Democrat**

“This is just to let you know that the members of the Northwestern Lancaster County Authority certainly appreciated your meeting with us this month. We now have a better understanding of what occurs at the state level as far as municipal authorities are concerned. Please keep our financial concerns in mind when drafting legislation for local governments and municipal authorities in Pennsylvania. Again, Jeri, thank you for your time, effort, and presentation on a cold winter evening.

**Source:
Robert Tucci, Chairman
Northwestern County Sewer Authority**

"As I end my two-year term as resident and faculty director of the Harrisburg Internship Semester, I want to thank you for all your help in making this one of the most educational and enjoyable times in my academic career. When I began, I was looking forward to renewing old acquaintances, with the "movers and shakers" in Harrisburg . I was surprised that some of my former colleagues were now the "movers and shakers" of today in Harrisburg. Having experienced that revelation, I knew my students would be in good hands. The time you gave from what I know was an extremely busy schedule was deeply appreciated. You provided a true learning environment where students felt comfortable asking questions and exploring their ideas. By being so willing to participate in interviews and seminar discussions and helping them become an active contributor to the process, you have kindled a life-long interest in government. We will all be better as a result. Thank you again for all your help. It was great working with you again Jeri."

Source:
Professor Pat Waltemyer, Faculty Director
Dixon University Center
Harrisburg Internship Semester

"I want to tell you again what a pleasure it was working with you on the House Urban Affairs Committee. Your extensive knowledge of the Committee's issues, as well as your hard work and dedication, made my job as Chairman both easy and enjoyable."

"I think we can take pride in what we have accomplished during the last three years for the people of Pennsylvania. Prior to my Chairmanship, HR 91 started the Committee on a journey to improve the quality of life in the Commonwealth's big cities and small towns. Although we have not reached the final destination, we certainly have come a long way."

"Keystone Opportunity Zones have created thousands of jobs across the Commonwealth already and more than a dozen proposals cracking down on slumlords and giving the communities the tools to revitalize blighted properties are now awaiting action by the Senate. I know you will continue working to get these proposals signed into law and I assure you I will do the same thing."

Source:
State Representative Roy Reinard,
Chairman, House Urban Affairs Committee
Republican

“On behalf of the officers and members of the Pennsylvania State Association of Boroughs, I thank you for participating in our Spring Legislative Leadership Conference.”

“As I stated at the time, the Pennsylvania Cable Network missed possibly the best session of the conference on Tuesday morning and many of our members in attendance later informed me that they agreed with that assessment. I look forward to working with you and the members of the House Urban Affairs Committee on the development of legislation to implement the recommendations contained in the Committee’s final report on HR 91.”

Again, thanks for helping to make our Spring Conference a success.”

Source:

**Jack Gardner, Former Assistant Executive Vice President
Pennsylvania State Association of Boroughs**

“I would like to take this opportunity to write and let you know of the hard work and dedication of Jeri Stumpf, Executive Director of the Urban Affairs Committee. I want to commend Jeri for his help with the very delicate matter of the mine subsidence issue for many of the residents in my district. He, on very short notice, and at his suggestion, drove to Pittsburgh and attended a critical town meeting in early March with 800 angry residents. His knowledge and expertise on the subject helped me diffuse a volatile situation and helped the residents gain a greater understanding of the situation they are being faced with and what we could do for them.” Jeri also drafted legislation to help resolve their problems.”

“Jeri has a very down to earth personality and made a positive connection with the people in my district. His presentation regarding pending legislation helped ease the minds of the thousands of people who may be affected. He handled a politically explosive situation with great professionalism. I feel Jeri is an asset to our Caucus and wanted you to know of the great job he is doing.”

Source:

**State Representative Jeff E. Habay
Republican**

“Thank you for speaking at our recent legislative conference at the Harrisburg Hilton. Your insights into the Commonwealth’s community development and affordable housing needs appear right on the mark.”

Source:

**Jack Ziegler, Legislative Conference Chairman
Pennsylvania Association of
Housing and Redevelopment Agencies**

“While politicians and the media take turns touting center city’s alleged comeback, fewer are bothering to notice the desolation and disrepair in our surrounding neighborhoods and things are about to get much worse.”

“But the biggest development is a package of bills now being worked on in Harrisburg. It might seem ironic that the most serious assist on urban blight might come from a group of largely Republican legislators, but Pennsylvania’s smaller cities and even rural areas have not been immune from these problems.”

Source:

**Eils Lotozo, Staff Writer
Philadelphia Weekly Magazine
Mr. Rendell’s Neighborhood**

“The recent “Future of Pennsylvania’s Cities hearings held by the House Urban Affairs Committee brought experts from Pennsylvania and around the country to testify before the Committee. Chairman Argall and his staff, headed by Jeri Stumpf, deserve accolades for raising the issues here in Harrisburg.”

Source:

**Bill Fontana, Executive Director
Pennsylvania Downtown Center**

“I was privileged to testify before the House Urban Affairs Committee in Pittsburgh on November 9, 1995, when the Committee was taking testimony on the cause and effect of blight pursuant to House Resolution 91. Since that time, I have consistently been impressed by the dedication, effort, and perseverance by Jeri E. Stumpf, Executive Director of the House Urban Affairs Committee to develop legislative solutions to the problems of blight and economic development in the state.

“During the past 2 ½ years, I have been in regular contact with Jeri, and I found Mr. Stumpf to be an extremely effective and dedicated staff person. I have received all of the material prepared by the Urban Affairs Committee and what has been most impressive, is the very systematic and thorough approach to the development of the implementing legislation by Jeri. He has also made himself available to attend meetings in Pittsburgh with the Mayor’s Committee formed to review House Resolution 91 bills and related matters, and he has also been attentive to the concerns and suggestions made regarding particular legislation. Jeri readily listens, discusses, and incorporates feedback he supports. I am very excited about the House Resolution 91 implementing legislation. I believe the package of bills promises Pennsylvania’s communities new tools and methods for eliminating blight and creating investment opportunities in our neighborhoods.”

Source:

**Honorable Irene McLaughlin
City Magistrate, Magistrate’s Court
City of Pittsburgh**

“On April 20, 1995, the Urban Affairs and Local Government Committees held joint hearings in my district regarding legislation of which I am prime sponsor, House Resolution 91, concerning abandoned and blighted property. I am pleased to advise you that the hearing was a complete success thanks to the hard work and dedication on the part of Jeri Stumpf. Jeri did a tremendous job in planning the entire hearing as well as helping me with the preparation of press releases and speeches. Jeri is a definite asset to our Republican Caucus.”

**Source:
State Representative John W. Fichter
Republican**

“Jeri is one of the few people around here who can be counted on to follow through and tie up all the loose ends and Representative Rubley thinks he’s terrific.”

**Source:
Aide to State Representative Carole Rubley
Republican**

“I am writing to you in support of the application of admission to Dickinson Law School by Jeri E. Stumpf. I came to know Mr. Stumpf while he and I were attending a preadmission summer program at the George Mason University School of Law, Arlington, Virginia, during the summer of 1978. Both Mr. Stumpf and I completed the program successfully and were granted admission to the regular law program.

During the several months that Jeri and I were in the program, I became good friends with him and I had an opportunity to examine his study habits. I found Jeri to be consistently hard-working and extremely gifted in terms of his common sense approach to life. If you consult with any one of the individuals who have gone through the pre-admission program at George Mason University School of Law, you will learn very quickly that this program is quite rigorous and demanding. Almost all of the individuals who have successfully completed the preadmissions summer program have gone on to successfully pass the bar exams in whichever states they have chosen to practice. There is no doubt in my mind that Jeri will make a fine student, and I will be willing to bet that at the completion of his first semester, he will be in the top 10 percent of his class.”

**Source:
Attorney Thomas J. Siebert
Ebensburg, Pennsylvania**

“Those of us who have been involved in public service for any period of time know full well that local government has been unable to keep pace with the growing demands on its services. Like municipalities, we in the Legislature are not fully equipped to cope with the growing technical facets of local government. Municipalities have found it necessary to retain professional managers, engineers, planning staffs, and various technicians in order to keep the day-to-day governmental operations moving. We in the House have found it necessary to retain such professional services too, if we are to bring government, both state and local, into the 20th century.”

In the House Local Government Committee and Urban Affairs Committees, our staff includes a young man, Jeri E. Stumpf, from York County. Before he joined us, he was the Executive Director of City Planning in York for five years and before that, he was a planner working with townships for a highly respected consulting firm. At this time he is working on a local government program, intended to give the Committee some additional insight into the problems confronting municipal bodies. We are committed to bringing government back to people. To do that, we must continue the process of strengthening that government which is closest to the people.”

Source:

The Pennsylvanian Magazine

“I am very impressed with the work of the Subcommittee of First Class Cities concerning the City of Philadelphia’s operation of the Northwest Incinerator. I have found the background research and investigations conducted by Jeri Stumpf, Executive Director of the Committee, to be very thorough and very comprehensive. The issues concerning pollution-related to the Northwest Incinerator are complex and highly technical. Mr. Stumpf has reduced these issues to easily understood concepts.”

Source:

Delaware Valley Citizens Council
for Clean Air

“I wanted to commend you for the excellent job you did on the report for the Pittsburgh Convention Center.”

Source:

State Representative James Knepper
Former Chairman – House Urban Affairs Committee
Republican

“I wanted to take a moment to extend to you my warmest thanks for your valuable assistance on the infrastructure project. As you know, the infrastructure concept is one that I’ve been looking into for quite some time and without your expertise, time, and efforts, Jeri, it would have been another two years before I would be able to introduce this legislation. I wanted you to know that I greatly appreciate all that you have done for the Committee, both with this project, as well as with other matters you have assisted us with in the past.”

Source:

State Representative Joseph A. Lashinger, Jr.
Former Chairman, House Urban Affairs Committee
Republican

“Your never-ending patience and your confidence in my abilities have enabled me to learn things that I never thought I could comprehend.

In addition to your guidance and direction with respect to the Pennsylvania legislative process, **you also taught me a great deal about life. I learned more from you about communications, people, and management, in four months, than I did in three years of college. I have to chuckle when I look at myself down the road because I know that wherever I am teaching or in politics; I will be passing down the truth of the “Jeri stories” to whomever I may be working with. Your diligence to your job and concern for the residents of Pennsylvania was also an inspiration to me. I find myself thinking that if I can only be half as caring and helpful to people as you are, I will definitely be a success. This is my goal.”**

Source:

Christina Williams
Former Intern

“I wanted to drop you a note and thank you for all that you have done in getting the Urban Blight package together. The book looks great, and I am sure the other members of the Committee as well as the House, will appreciate it, too. Thanks again for all your hard work.”

Source:

State Representative Roy Reinard,
Chairman – House Urban Affairs Committee
Republican

“The work you have done for Representative Lashinger in developing the infrastructure bank concept into enabling legislation for introduction is outstanding. It is in short, a prime and excellent example of “completed staff work.” I am certain that because of the thoroughness of your work effort in this area, Mr. Lashinger’s efforts to obtain state-wide support for the concept will be significantly enhanced.”

Source:

**Otis W. Littleton, Director of Research
Republican Caucus**

“Thanks very much for coming back to your hometown to share your thoughts on land use planning. All of us appreciated your thoughts and insights on this very important issue. Your perspectives on the political dimension of this issue were especially enlightening. You are right to focus on the practical realities of producing meaningful reform in the state planning process and you gave us good tactical advice. Thanks for being so generous with your time and your thoughts.”

Source:

**Thomas W. Wolf, President
Wolf Organization, York, Pennsylvania**



Office of the Mayor

The City of Harrisburg

**City Government Center
10 North Market Square
Harrisburg, PA 17101-1678**

Stephen R. Reed

Mayor

(717) 255-3040

June 29, 2001

To Whom It May Concern:

With great pleasure, I am delighted to provide this letter which, in too brief a way, compliments the exceptional work ethic, diligence, dedication, skill and leadership of Mr. Jeri E. Stumpf of Willow Street, Pennsylvania.

This office has come to know him over the years because of his conspicuous service as the Executive Director of the House Urban Affairs Committee of the Pennsylvania House of Representatives. Under his direct guidance, authorship and good effort, an array of important state initiatives, policy changes and revitalization programs were initiated through landmark legislation. As many know, it is one thing to suggest ideas but quite another to get them adopted through the complex and diverse agendas of a state Legislature in one of the nation's largest states.

So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting the cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations. In fact, there has not been this degree of long needed focus on the issues of urban and rural revitalization, proper landuse and growth management standards and preserving farmlands, open space and the environment since the beginning of the 20th Century when the City Beautiful Movement took hold across the nation and resulted in the creation of most of the enduring institutions, parks and landmarks that have since defined many American and Pennsylvania cities.

Mr. Stumpf has directed a professional staff, leading them to conduct an extensive series of public hearings across Pennsylvania, along with other activities, that assured that the views of many diverse groups and geographic areas would first be heard prior to the drafting and introduction of the legislative package for which he is so well known to us. Moreover, his capacity to forge bi-partisan acceptance and support for major public purpose causes further distinguishes him.

To Whom It May Concern
Page Two
June 29, 2001

Many across this nation and state have wondered and discussed what steps are needed to revitalize our cities and older towns, to save our agricultural base, forests and open space, to reduce the high costs of social services and dependencies, to restore vitality to all sectors of the economy and to create sustainable progress that lowers unemployment and all its attendant problems, but Mr. Jeri E. Stumpf is one who has demonstrated thoughtful consideration, effective effort and successful action on all these matters.

He is held in the highest regard for his extraordinary professional accomplishments.

With warmest regards, I am

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stephen R. Reed", written over a printed name.

Stephen R. Reed
Mayor

SRR/psr-j



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

KEYSTONE OPPORTUNITY ZONE LEGISLATION
ACT 92 OF 1998
ACT 119 OF 2000

To Whom It May Concern:

As a former member of the Pennsylvania General Assembly and Chairman of the House Labor Relations Committee, my priorities have always included economic development issues and the creation of meaningful employment opportunities in Pennsylvania.

Several years ago, I began giving serious thought to how we might create more job opportunities in Pennsylvania and at the same time, "jump start" economic development in our cities and boroughs, including rural areas of the state.

During my many years traveling throughout Pennsylvania, I observed the ongoing deterioration of old long abandoned, manufacturing plants and commercial buildings in most of the urban areas I toured. I also saw the same type of abandoned buildings and underutilized former manufacturing sites, in the more rural areas of Pennsylvania; close to Pennsylvania's older boroughs.

It was at that point that I got the idea that what Pennsylvania needed, was some type of tax free zones, in order to entice private investment in these abandoned and underutilized sites. I truly believed this could be the catalyst to create new job opportunities and ignite other critical economic development initiatives within our cities and boroughs; desperately needed throughout Pennsylvania.

I took my idea to Jeri Stumpf, the Executive Director of the House Urban Affairs Committee for the Republican Caucus. Jeri had also been the Executive Director of the House Local Government Committee for over 22 years, handling both Committees until the volume of work necessitated a split of committee assignments just prior to my speaking with him.

I knew Jeri for many years and was aware he had been employed previously as a planner with the York County Planning Commission and a private planning consulting firm, as well as serving as the Director of City Planning for the City of York for five years, during which time he was also the Redevelopment Authority Director for a year, prior to his being employed by the Pennsylvania House of Representatives in 1973, as Executive Director of the House Local Government and Urban Affairs Committees.

I asked Jeri what he thought of my idea. Jeri indicated he felt it had tremendous promise. It was at that point that I asked him to assist me in drafting enabling legislation for such a program and the “rest is history.” (KOZ)

The legislation Jeri drafted for me was originally referred to as the “Tax Free Zone” legislation. The House Urban Affairs Committee held hearings on the legislation, as part of its investigation into the causes of blight in Pennsylvania, and ways to expedite economic development in the state. Following the hearings, the Urban Affairs Committee reported the bill out of Committee and Jeri assisted me in getting this legislation passed in the House. Unfortunately, the legislation (House Bill 2498) was not considered by the Senate during the first session it was introduced.

During the next session of the Legislature, 1999-2000, Governor Ridge for the first time, took a serious look at my proposal. He too, believed it could have a significant impact on improving Pennsylvania’s economy and **directing more development toward Pennsylvania’s urban areas**. As did I, he also believed my legislation could help solve Pennsylvania’s current growth management problems. Instead of new development being built in the suburbs, thus eliminating Pennsylvania’s scarce and irreplaceable farmland and open space, my proposal would recycle older buildings and existing sites, long abandoned in Pennsylvania.

Governor Ridge renamed my proposal the Keystone Opportunity Zone (KOZ) legislation and it was signed into law on December 20, 2000 as Act 119 of 2000.

Pennsylvania’s KOZs, first designated by Governor Ridge on February 25, 1999, and expanded on March 27 of this year, **virtually eliminate state and local taxes in KOZ’s in order to stimulate job creation and community renewal**, in some of the state’s more challenged neighborhoods and areas. The award-winning KOZ program—which covers more than 36,000 acres of land in Pennsylvania, has generated more than 110 economic-development projects to date, creating more than 10,000 new jobs, while retaining more than 3,100 existing jobs during the same time.

Business Facilities Magazine—a publication of choice for business executives looking for new site locations—presented Pennsylvania’s Keystone Opportunity Zone program with the Gold Level/1st Place Award, in the Statewide Economic Development Strategy category, as part of its 2000 Economic Development Achievement Awards.

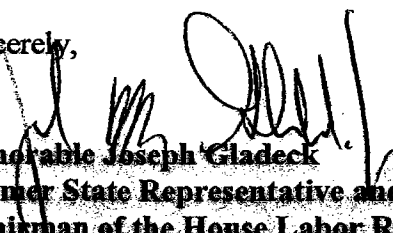
So successful was the KOZ legislation that during the 1999-2000 Session of the Legislature, Jeri also assisted me in having the House Urban Affairs Committee amend the legislation to (1) include banks and insurance companies who create jobs in KOZ areas, as well as other industries previously excluded in the initial enabling statute, while (2) adding 18,000 new acres of land for tax free zones.

My purpose in writing this is to inform anyone reading this letter, that Jeri Stumpf’s assistance and contributions in drafting the Keystone Opportunity Zone legislation and its subsequent amendments, as well as his help in Committee and on the Floor, was invaluable and instrumental in my KOZ legislation becoming law. It is my

opinion, that Jeri Stumpf is not only a dedicated, and hard-working professional, but he is also tremendously knowledgeable, and an expert, with respect to local government, planning, economic development, and urban revitalization in Pennsylvania. In addition, and perhaps equally important, "Jeri is personable and knows how to "get things done"!

It was a pleasure working with Jeri on what I feel is a legislative initiative which has made, and I believe will continue to make in the future, **significant contributions**, to Pennsylvania's future growth and development.

Sincerely,



**Honorable Joseph Gladeck
Former State Representative and
Chairman of the House Labor Relations
Committee; and**

**Prime Sponsor of the Pennsylvania
Keystone Opportunity Zone
Legislation**

**House Bill 2328 of 1998 (Act 92 of 1998)
House Bill 2498 (Act 119 of 2000)**

ROBERT L. FREEMAN, MEMBER
136TH LEGISLATIVE DISTRICT

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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

DEMOCRATIC POLICY
ENVIRONMENTAL RESOURCES AND ENERGY
SUBCOMMITTEE ON PARKS AND FORESTS,
DEMOCRATIC CHAIR
LABOR RELATIONS
LOCAL GOVERNMENT
STATE GOVERNMENT

January 24, 2002

To Whom It May Concern:

I am writing in reference to Jeri E. Stumpf, who has served as the Executive Director of the House Urban Affairs Committee for the Republican Caucus and who for 23 of the past 28 ½ years, also held the position of Executive Director of the Local Government Committee. Specifically, I am writing with respect to Mr. Stumpf's contributions to amendments to the Pennsylvania Municipalities Planning Code, and more recently, to resolving Pennsylvania's growth management problems including urban revitalization initiatives.

Mr. Stumpf was instrumental in drafting comprehensive amendments to the Pennsylvania Municipalities Planning Code (Act 247 of 1968) in order that it could keep pace with planning initiatives being undertaken nationally. These changes were enacted in 1988, and included statutory authorization for municipal impact fees, which Jeri authored.

Mr. Stumpf has been involved in planning, land use, and growth management issues since his initial employment by the Pennsylvania General Assembly in 1973. More specifically, Jeri staffed the Select Committee on Land Use and Growth Management which I chaired during the 1991-1992 Session, for the Republican Chairman of the Committee, Peck Foster, of York County, who was also the Republican Chairman of the House Local Government Committee at the time.

Mr. Stumpf also worked with an ad hoc group of state legislators following the release of our report, which included then Representative Jim Gerlach, currently a State Senator, to draft legislation to implement the report recommendations. Mr. Stumpf's assistance to the Select Committee on Land Use and Growth Management, as well as to the ad hoc group of legislators during our meetings, was invaluable.

Most recently, Mr. Stumpf drafted House Bill 14 for Representative Dave Steil, which was historic growth management legislation, enacted by the Legislature and signed into law by the Governor as Act 67 of 2000. While this legislative initiative represents a compromise and does not go far enough with respect to the growth management legislation the Commonwealth ultimately needs to enact, it is a good beginning, and represents the culmination of a considerable amount of work and effort on the part of many individuals in Pennsylvania, inside and outside of state government, not the least of which was the contribution of Jeri Stumpf.

Previously to his employment with the Pennsylvania Legislature, Jeri was a planner with the York County Planning Commission; a planner with a well-respected Harrisburg planning consulting firm (Clifton E. Rogers and Associates); and the Director of City Planning in York, Pennsylvania, from 1967 to 1973, during which time he also served as the Redevelopment Authority Director for a year.

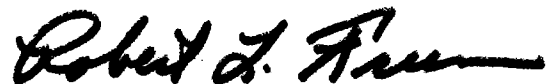
Jeri is known throughout Pennsylvania planning and economic development circles and has been a leader in the most recent initiative on the part of the Legislature to save farmland, open space, and cities, by directing future economic development inward and rebuilding Pennsylvania's cities and boroughs, including those in more rural parts of Pennsylvania. Many throughout the state have recognized his excellent work in this area, including legislation related to House Resolution 91 passed by the House.

Jeri has also been instrumental in moving my Elm Street legislative initiative forward. House Bill 1934 would take the highly successful Main Street program, which is well known nationally as well as in Pennsylvania, and apply those principles to the rehabilitation of contiguous residential and mixed use areas, adjacent to the Main Street areas. This will help to create a viable, built in customer base needed to support existing Main Street businesses as well as new businesses the community hopes to attract to the downtown in the future. All of this new development downtown will go a long way toward saving irreplaceable farmland and open space in the suburbs.

I consider Mr. Stumpf to be an expert in planning, growth management, local government and economic development issues, and his high energy, bipartisan spirit and total community involvement approach to solving municipal problems, has contributed greatly to improving Pennsylvania's approach to solving land use and growth management problems.

I have known Jeri for many years and it has always been a pleasure to work with him on numerous projects, with which I was interested and involved. Jeri's trademark on the Hill is "getting things done;" expeditiously and correctly. I am confident he would be an asset to any organization that could utilize his many talents and skills.

Sincerely,



Robert L. Freeman
State Representative
136th Legislative District

RLF/jmw



June 25, 1998

The Honorable John Perzel
Room 110 Main Capitol
Harrisburg, PA 17120

Dear Mr. Perzel:

I am the General Counsel of Local Initiatives Support Corporation ("LISC") a national non-profit tax exempt organization that provides financial and technical assistance to community based organizations in over 45 cities and numerous rural regions to help them revitalize their communities, including the development of low and moderate income housing, economic development projects, head start centers, and other community facilities. Among other sites, LISC has local programs in Philadelphia, the Monongahela Valley, and Pittsburgh, and works with community groups in Southwestern Pennsylvania and also with the Northern Cambria Community Development Corporation in Barnesboro, Pennsylvania. I have attached a copy of our most recent annual report.

I am writing this letter to voice my appreciation for the work done by Jeri Stumpf, the Executive Director of the House Urban Affairs Committee, regarding HR 91, and the legislation to establish the Pennsylvania Mortgage Guaranty Corporation. I was given the opportunity to comment on the Mortgage Guaranty Corporation legislation, and found it to be well crafted; Mr. Stumpf was responsive to the comments that I provided, and his cooperation strengthened an important piece of legislation. I believe that his work on HR 91, and the impressive body of legislation that resulted from it, will have a major positive impact on economically depressed areas of Pennsylvania's cities, towns, and rural areas.

The type of efficient, fiscally responsible 'good government' embodied in HR 91 and the resulting legislative initiatives is a key component of the public-private efforts aimed at assisting the residents of such areas in improving the conditions in their neighborhoods. Public servants such as Mr. Stumpf are a key part of achieving our common goals, and improving the living conditions of residents of Pennsylvania. I appreciated his work, and the opportunity to contribute to your impressive legislative accomplishments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael S. Levine", with a long horizontal flourish extending to the right.

Michael S. Levine
General Counsel

Pennsylvania Housing Finance Agency

2101 North Front Street
Harrisburg, Pennsylvania 17105-8029
(717) 780-3800

February 4, 2002

To Whom It May Concern:

I am writing this letter is to provide the reader with my impressions of Mr. Jeri Stumpf.

Mr. Stumpf and I have known each other for over twenty years and have worked on various projects together. If there were one word that describes his work product and capability, it would be excellence. However, work ethic and capability do not necessarily lead to getting things accomplished, especially in the arcane world of the legislative process. What separates him from others is Mr. Stumpf's ability to take complex concepts, turn them into legislation, build support for them and make them a reality.

Several years ago while working on reforms for the Homeowners' Emergency Mortgage Assistance Program, Mr. Stumpf was my key advisor and helped me to get the job done. This was no small feat since so many interest groups, the Administration, and both legislative chambers wanted different things in the proposal.

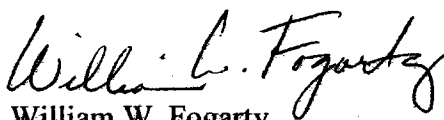
Frankly, the first person I always call is Jeri Stumpf if I need information or help. He is the General Assembly of Pennsylvania's leading expert on matters dealing with housing, urban issues and land use.

His competence is unsurpassed.

Just as important, Mr. Stumpf is a first rate human being who can be trusted to do his best, while not compromising his moral grounding. Ask anyone in the Legislature or on staff about Jeri and you will hear what I have noted above. He would be an asset to any endeavor or any organization.

Please feel free to call me at 717.780.3914, should you have specific questions regarding Mr. Stumpf you wish to address.

Sincerely,



William W. Fogarty
Director, Government Affairs

DENNIS M. O'BRIEN, MEMBER

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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

HEALTH AND HUMAN SERVICES
CHAIRMAN
JUDICIARY
POLICY

January 16, 2002

To Whom It May Concern:

I am extremely pleased to provide this letter of personal recommendation for Jeri E. Stumpf.

I have had the high honor and distinct privilege of working with Jeri Stumpf on a myriad of state issues over the past 25 + years in his capacity as the first Executive Director of the Local Government and Urban Affairs Committee of the Pennsylvania House of Representatives. In his capacity as Executive Director, Jeri is responsible for the development and supervision of a professional staff for two (2) committees and five (5) sub-committees. The House Urban Affairs Committee's legislative responsibilities cover a wide array of complex intergovernmental issues such as community revitalization; urban redevelopment; municipal and state taxes; planning and zoning; economic development and municipal finance, among others.

In this professional capacity, it is clear that Jeri is integrally involved in a number of cutting-edge public policy issues of the day, including open space planning, community development and infrastructure finance. Yet, his credentials and abilities are not simply based on his many professional accomplishments. Jeri's strong personal skills and attributes as well as his consensus building and bi-partisan approach to problem-solving are all first-rate and strongly complement his experience and professional credentials.

I consider Jeri to be a personal friend as well as a valued legislative staff member. His tireless work involving the rehabilitation and successful re-use of a blighted apartment complex in my legislative district is but one personal example of his creative leadership skills and his strong commitment to problem resolution. He is consistently willing to go the "extra mile" and share credit across professional and political lines in order to advance the particular legislative cause in question. In fact, his recent work on the establishment of the Pennsylvania Mortgage Guaranty Corporation has been highlighted and praised by a number of independent agencies and individuals.

Letter of Recommendation

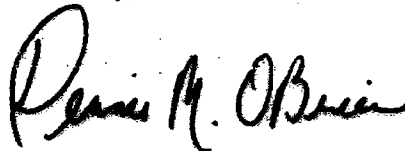
January 16, 2002

Page Two

In short, Jeri is that rare combination of individual skills -- leadership drive and innate consensus building -- which has permitted him tremendous success in the always diverse, often difficult arena of State Politics and public policy.

Jeri has my highest personal and professional recommendation as a person of integrity, loyalty and accomplishment.

Sincerely,

A handwritten signature in cursive script that reads "Dennis M. O'Brien". The signature is written in dark ink and is positioned above the printed name.

DENNIS M. O'BRIEN, Chairman
Health and Human Services Committee

DMO'B:ljb

CAROLE RUBLEY, MEMBER

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E-mail: crubley@pahousegop.com

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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

February 8, 2002

COMMITTEES

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REPUBLICAN POLICY

LOCAL TAX REFORM CAUCUS,
CO-CHAIR
RENEWABLE ENERGY CAUCUS
FIREFIGHTERS & EMERGENCY
SERVICES CAUCUS

PA INFRASTRUCTURE
INVESTMENT AUTHORITY

To Whom It May Concern:

I have known Jeri Stumpf since I began my service as a Member of the Pennsylvania House of Representatives in January of 1993.

The Speaker of the House appointed me to represent the House Republican Caucus on the Board of the Pennsylvania Infrastructure Development Authority (PENNVEST). Although I hadn't gotten to know Jeri very well at that time, I chose him to be my alternate on the PENNVEST Board because he had written the PENNVEST enabling legislation and was the person on our staff who was the expert about PENNVEST-related issues. I learned early on that I could always count on Jeri to fill in for me if I asked him to do so. I also came to know that I could rely on Jeri to assist in obtaining elusive data and to help resolve particularly difficult problems encountered by PENNVEST Board members during the conduct of Board business.

From the beginning of my first term until the present, I have always been impressed with Jeri's initiative. He is able to anticipate a need and to begin seeking ways to address it without being directed to do so. He is conscientious, diligent, loyal, courteous, and respectful, qualities not always evident in members of today's workforce.

Should you choose to employ Jeri or to work with him in any way, I'm sure you'll find him to be highly professional, extremely competent, and an asset to your team.

Sincerely,

A handwritten signature in cursive script that reads "Carole Rubley".

Carole Rubley
Member
157th Legislative District

CR:mm

BoscoV's

November 28, 2001

**Honorable David Brightbill
Senate Majority Leader
Room 350 - Main Capitol Building
Harrisburg, Pa. 17120**

Dear David,

I want to thank you for your support of blight legislation in the past. It is the most effective way to slow and possibly stop the deterioration of Pennsylvania cities.

In the last twenty years, my city, Reading, has changed from a city based on eastern European immigration to one that is now 37% Hispanic. Prejudice and crime has brought about a devastating flight from the city. There are over 2000 abandoned homes within the city and 3000 for sale with few buyers. Real estate prices have dropped so low that homes that sold for \$50,000 ten years ago can be purchased for \$10,000 to \$20,000, prices that attract slumlords who now own almost 50% of the city's houses. Rents are about \$600 a month and little or no money is invested in repairs and many are illegally converted into 2 to 4 apartments. When the property becomes uninhabitable, they are abandoned. This low tax base has crippled the city and school district who are not able to offer the services expected from its citizens and the flight from the city accelerates.

In the last few years legislation that make it more difficult for slumlords to destroy our cities has been passed by the Pennsylvania House and Senate and I particularly appreciate the efforts of Jeri Stumpf, Executive Director of the House Urban Affairs Committee and Representative David Argall and George Kenney, past and present Chairmen of the House Urban Affairs Committee.

In Reading, I head a group of citizens who will restore 200 abandoned homes a year in the city for first time homeowners. They are beautifully restored and priced to attract outstanding people into home ownership and in some cases bring people back to the city, but we will not win as long as slumlords can buy and destroy twice as many homes as we can restore.

I have read the proposed HR 91 blight initiative legislation recently passed by the House, and I believe it will be a great assistance in saving many of our Pennsylvania cities.

I hope that you will support getting this legislative package reported from Committee; voted on by the Senate; and signed into law. If my presence at the Capitol to talk to any Senators would be of help, I would be pleased to be of assistance.

Again, thank you for your leadership and support of the blight legislation in the past.

My best wishes,

A handwritten signature in black ink that reads "Albert Bescov" with a stylized flourish at the end.

Albert Bescov

JENNIFER L. MANN
MEMBER
132ND LEGISLATIVE DISTRICT

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Harrisburg, PA 17120-2020
Phone: (717) 705-1869
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E-mail: jlmann@pahouse.net



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

Democratic Policy
Environmental Resources and Energy
Finance, Democratic Secretary
Urban Affairs

COMMISSION

Pennsylvania Commission on Crime
and Delinquency, Commissioner

January 10, 2002

To Whom It May Concern:

I would like to take this opportunity to offer my personal and professional recommendation of Mr. Jeri E. Stumpf for a position with your organization.

As a State Legislator, I have had the privilege of knowing and working with Mr. Stumpf in his capacity as Executive Director of the House Urban Affairs Committee of the Pennsylvania House of Representatives. I have always found his work ethic, knowledge, enthusiasm and commitment to the job to be of the highest caliber.

Drafting legislation is a very complex process and it is critically important that legislators are conscious of the impact this legislation would have on their constituents. To that end, Mr. Stumpf and his staff conducted extensive public hearings throughout the state that helped legislators understand the concerns of municipalities, cities and rural areas. This information was invaluable in drafting landmark legislation that was favorable to all parties.

Clearly, upon reviewing Mr. Stumpf's qualifications, I believe you will agree that he would be a tremendous asset to any organization and would serve that organization with distinction. Therefore, it is with great enthusiasm that I recommend Mr. Stumpf for a position with your organization.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer L. Mann".

Jennifer L. Mann
State Representative
132nd Legislative District

THOMAS R. CALTAGIRONE, MEMBER

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HARRISBURG, PENNSYLVANIA 17120-2020
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FAX: (610) 378-4406



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

DEMOCRATIC CHAIRMAN, COMMERCE AND
ECONOMIC DEVELOPMENT
DEMOCRATIC POLICY COMMITTEE, MEMBER
DEPUTY CHAIRMAN, DEMOCRATIC CAUCUS
DEAN - BERKS COUNTY HOUSE DELEGATION,
NORTHEAST AND CENTRAL PENNSYLVANIA
CAUCUSES

E-MAIL:
TCALTAGI@PAHOUSE.NET

WEBSITE:
[WWW/HOWEB/CALTAGIRONE/INDEX.HTM](http://WWW.HOWEB/CALTAGIRONE/INDEX.HTM)

January 8, 2002

To Whom It May Concern:

I am writing this recommendation letter on behalf of Jeri E. Stumpf, Executive Director of the House Urban Affairs Committee.

It is with great pleasure that I support Mr. Stumpf with his employment opportunities. He is a well-informed individual and has clearly demonstrated on the job leadership skills. Mr. Stumpf is a diligent employee of the House of Representatives and his work is done in a very meticulous manner.

In addition, he has been a valuable asset to me when I chaired the House Urban Affairs Committee. He works well with members from both sides of the aisle as well as lobbyists and constituents. Along with those qualifications, he is cordial and respectable; two qualities that I feel are necessary to compromise and negotiate in the public and private sectors.

Mr. Stumpf would be an asset to any further employment opportunity he is seeking.

Sincerely,

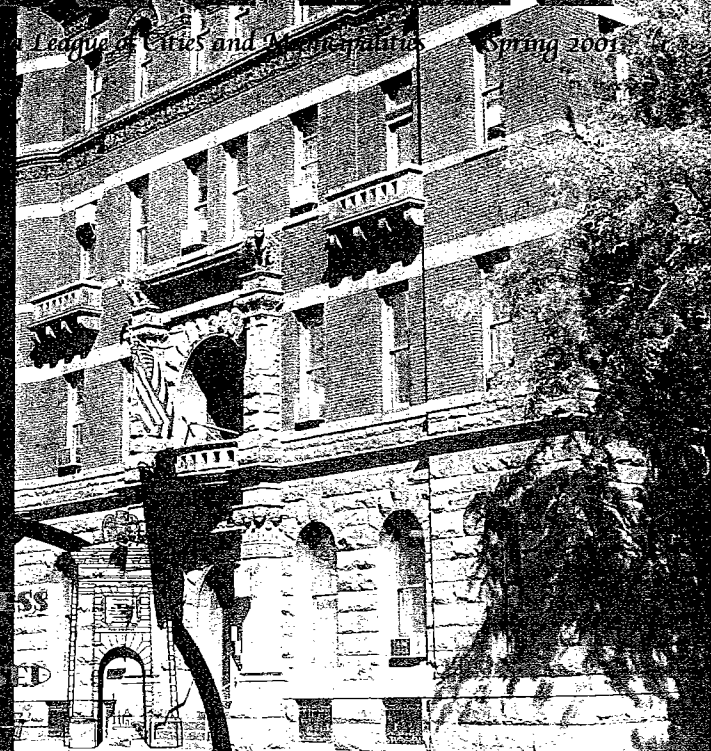
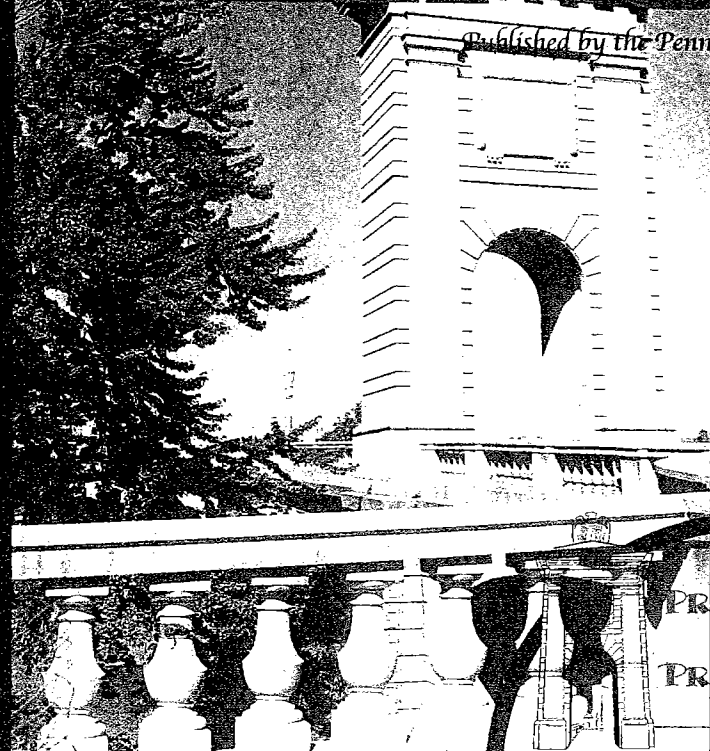
Thomas R. Caltagirone
Thomas R. Caltagirone
State Representative

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Key Articles – Reports

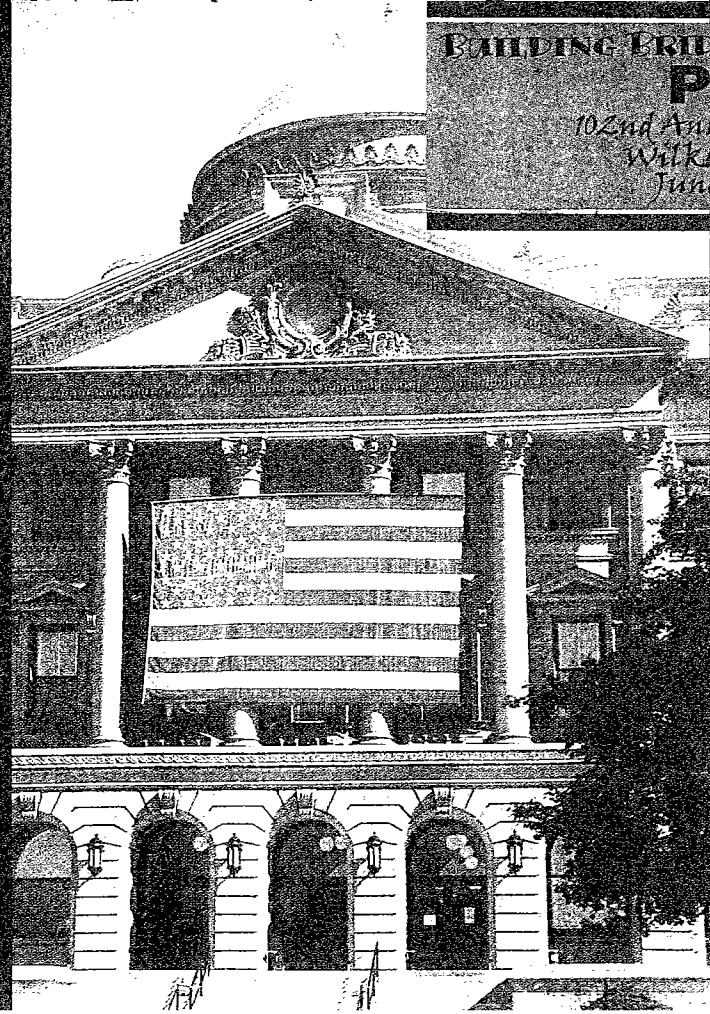
REPORT CENTER

Published by the Pennsylvania League of Cities and Municipalities Spring 2001



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PLCM
102nd Annual Convention
Wilkes-Barre, PA
June 12-16, 2001



Feature

The Renaissance Is Underway

by Jeri E. Stumpf, Executive Director, House Urban Affairs Committee

In case you haven't heard, Pennsylvania's urban areas are on the rebound. The renaissance being experienced in many cities nationally, is occurring here, too. The future of Pennsylvania's cities looks bright, in my opinion! I predict that many "baby boomers" in Pennsylvania who fled cities for the suburbs during the 1950's and 60's, and others, will increasingly want to make their home once more, or for the first time, in Pennsylvania's cities, and boroughs in rural parts of Pennsylvania.

They contain, among many things, historic buildings, interesting architecture and amenities, cultural treasures, and the charm afforded by their downtowns. People fighting the daily commute from the suburbs, are slowly beginning to look for a more interesting place to "retreat to" after competing in the high tech, worldwide economy every day. Pennsylvania's cities and boroughs offer such a "respite."

The ambiance offered by Pennsylvania's urban areas cannot be duplicated in the suburbs, despite developers' attempts. The newest suburban trend is constructing neo-traditional residential developments where the density is higher, the yards are small or nonexistent, the streets are narrower and have back alleys, homes have front porches, and people living there have the ability to know their neighbors living across and down the street from them. Sounds like a neighborhood in any one of Pennsylvania's cities or boroughs to me!

Additionally, those who originally fled Pennsylvania's urban areas for the suburbs are now finding that everyday the rural landscape – the rolling hills and fertile farms that attracted them there in the first place – is being replaced by sprawling housing developments, indistinguishable from one another, which contain none of the unique architectural attributes that housing in Pennsylvania's urban areas affords buyers. They are also subjected to endless miles of architecturally uninterest-

ing commercial malls, industrial parks, and identical national chain restaurants and retail stores, which repeat themselves every so many miles. Rural roads which were not built to accommodate a high volume of traffic, quickly become parking lots. What was once a 15-minute trip home from the office, overnight becomes a 45-minute nightmare at rush hour. Most unfortunate, is that these developments are being constructed on Pennsylvania's limited and irreplaceable farmland and open space, the very assets that make Pennsylvania one of the most beautiful states in the nation; but for how long?

To determine how the Pennsylvania General Assembly might help Pennsylvania's urban areas overcome the challenges created by the exodus of the 1950's and 60's, and become the residential and business location of choice in the 21st century, the General Assembly passed House Resolution 91 of 1995. HR 91 directed the House Urban Affairs Committee to examine the causes of blight in Pennsylvania's urban areas, and the effectiveness of existing economic development programs. After statewide hearings, a report was released, and over 30 bills were drafted and introduced to implement the report's recommendations to assist Pennsylvania's urban areas "turn things around."

Following that, the House Urban Affairs Committee reviewed community revitalization "Best Practices" nationally. The Committee also toured 40 communities in Pennsylvania between March and September of 2000, to view their successful revitalization projects both completed or planned.

The Committee then held hearings at the State Capitol in October of 2000, on the Future of Pennsylvania's Cities and Boroughs. The purpose of the hearings was to examine where Pennsylvania's cities and urban areas are headed, the problems and challenges they will be facing, and the additional "tools" the Pennsylvania General Assembly might provide them to assist in their successful renaissance.

In-state experts, and many national experts, participated via teleconferencing.

While the Urban Affairs Committee will be issuing a final report containing detailed findings and recommendations, this article is intended to highlight (1) some conclusions and (2) legislative "tools" enacted to date, or which the Committee hopes to have enacted during the 2001-2002 legislative session to help.

Revitalization

Directing future development to Pennsylvania's urban areas will do more than expedite the renaissance of Pennsylvania's cities and urban areas in rural parts of the state. It will also aid in eliminating sprawl; managing growth; and saving limited farmland, open space, and natural resources, which would otherwise be developed.

While streetscape and facade improvement programs, new and rehabilitated housing, historic preservation, recreation and park improvements, are important and necessary for successful revitalization, they alone will not accomplish the objective.

Successful community revitalization must be market-driven and developed with the input and support of neighborhood residents and the local business community. Providing a wide range of housing choices for all economic levels, including special needs populations and senior citizens; attracting new businesses back downtown through creative and innovative financial programs and tax incentives; developing and improving community cultural, social, entertainment, and recreational activities and facilities – which are also of interest to 21st century employees – will all help increase pedestrian traffic in urban areas, which is critical to support existing and new downtown businesses.

Quality urban school systems and public safety are as critical to the success of urban

revitalization efforts as any economic development project contemplated.

New Tools: Available or on Their Way

As a result of the House Urban Affairs Committee's House Resolution 91 report, new legislation has been enacted to increase the criminal penalties for slumlords who have "milked all the equity out of their properties" and then abandoned these deteriorated structures. These structures are a "cancer" on our communities and, over time, can lead to the destruction of entire neighborhoods.

The Keystone Opportunity Zone program (Act 92 of 1998) was enacted to create tax free zones to expedite economic development in deteriorating and underutilized areas of urban and rural communities. State and local taxes in these areas are waived as incentives to attract new businesses and create jobs. This Act was also amended last session to expand the tax free zones statewide by 18,000 acres.

The passage of the Downtown Location Law (Act 32 of 2000) now requires the Department of General Services to establish guidelines to encourage state agencies to locate all new offices and facilities in the downtown area, as a catalyst for economic development, and to increase pedestrian traffic downtown to support existing and new businesses.

The Neighborhood Improvement District Act (Act 130 of 2000), allows neighborhood residential and mixed use areas to enjoy the same powers, privileges, and benefits that business improvement districts have enjoyed for many years – which has led to the successful revitalization of many downtown central business districts.

Additional legislation to be introduced and hopefully enacted this session would:

- Allow municipalities to deny municipal building permits, zoning variances, or other municipal approvals, to slumlords who own real estate in any municipality in Pennsylvania which has serious unabated code violations, is tax delinquent, or has liens for significant unpaid bills for municipal utility services.
- Allow Commonwealth agencies to deny any state issued permits or approvals to slumlords who own real estate in any municipality in Pennsylvania which has serious unabated code violations, is tax delinquent, or has liens for significant unpaid bills for municipal util-

ity services (i.e. PennDOT curb cuts, a liquor license for a new restaurant, DEP sewer module approvals for a proposed development, or a drivers license).

- Allow municipalities to go after any assets of a slumlord in order to recover municipal costs associated with the demolition or boarding up of a property, necessitated by the slumlord's failure to have the property comply with municipal building and housing code requirements. Presently, the only option the municipality has is to "lien" the property for such costs. Most often the lien is "worthless," as the municipal costs many times exceed the value of the land once the structure is razed.
- Create a Pennsylvania Mortgage Guaranty Corporation to guarantee loans made by municipalities, redevelopment authorities, or banks and mortgage companies for economic development projects in blighted areas – including commercial, industrial, or housing projects. In effect, the Mortgage Guaranty Corporation would operate like a state FHA.
- Establish a State Urban Investment Trust Fund, which could include a housing trust fund as a component part, to assist Pennsylvania's communities finance needed revitalization projects. Mayor Reed of Harrisburg, who suggested this at the Committee's Future of Pennsylvania's hearings in October, believes the revolving fund created could develop assets of over \$5 billion within five years if managed properly.
- Establish a Commonwealth Infrastructure Development Bank using the tax increment financing concept (TIF) to assure that financial resources are available for critical infrastructure projects in urban areas needed to support proposed economic development projects.
- Fund and provide technical assistance for the renovation of vacant space above commercial property in downtown areas for use as new office space or affordable housing. Included would be consideration of developing a rehabilitation code, similar to New Jersey's, to facilitate the renovation of older buildings downtown, which might not otherwise occur as a result of it being cost prohibitive.
- Establish a state income tax credit

program for the rehabilitation of existing residential property in urban areas. Hopefully, this would encourage people to remain living there, and also act as an incentive to attract new people to purchase residential properties in Pennsylvania's cities and boroughs.

Jane Jacobs, author of *The Death and Life of Great American Cities*, (published over 40 years ago) criticized the approach taken by planners to solve urban problems at the time, and concluded in her book:

"Dull, inert cities, it is true, do contain the seeds of their own destruction and little else. But lively, diverse, intense cities, contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves."

I agree. We are seeing this in cities all over the State of Pennsylvania today, and in the downtowns of many of Pennsylvania's boroughs in rural areas of the state. I believe that with the additional tools the Pennsylvania Legislature has recently provided – and those it will provide in the future, as a result of the work of the House Urban Affairs Committee – the renaissance being enjoyed in cities throughout the United States will be achieved in all of Pennsylvania's cities and boroughs that develop successful revitalization strategies. It is just a matter of time!

About the author:

Jeri E. Stumpf is currently, and has been for the last 28 years, the Executive Director of the House of Representatives Urban Affairs Committee for the Republican Caucus. For 22 of those years, he was also the Executive Director of the House Local Government Committee, until the Committees were divided as a result of the increasing volume of work. Prior to being employed by the Pennsylvania Legislature, Mr. Stumpf served for five years as Director of City Planning with the City of York. Before that he was a planner with a Harrisburg consulting firm and the York County Planning Commission.





PENNSYLVANIA PLANNER



January/February 2002

www.planningpa.org

Number 106

The Future of PPA: Proactive or Reactive?

by Jeri E. Stumpf, Director, House Urban Affairs Committee

Shortly after graduating from Dickinson College in Carlisle, Pennsylvania, I started my first job in the planning profession as a planning technician with the York County Planning Commission, having previously served as an intern with the York City Redevelopment Authority. I was amazed at the intellectual creativity of planners and their power to influence municipal decisions and solve county and municipal problems, or so I thought. I envisioned in the future, the creation of dynamic communities in Pennsylvania through good planning, i.e., well-crafted comprehensive plans and subdivision and zoning ordinances.

What I, perhaps, was too naïve to understand at the time and failed to realize, was that all of those wonderful ideas and solutions to municipal and county problems were not going to happen automatically simply because some planner suggested or recommended that it be done! I, instead, quickly learned why, in a municipal or county comprehensive plan that was officially adopted or in a planning study or report that was prepared, so many good ideas remained buried and never implemented! It was the lack of community support, funding, and/or political will to make tough decisions!

Over time, I learned that the political system in Pennsylvania tended to turn to planners and their comprehensive plans for advice, primarily when there was a crisis; as opposed to government at the state, county, and local level routinely seeking planners' opinions, and implementing their recommendations and plans as a normal part of doing business.

After 35 years in the planning profession in Pennsylvania, I believe now is the time

for planners in this state to become the driving force in making public policy, relative to issues that affect the lives of all Pennsylvanians, and not to simply react to what has been proposed by others, including the Governor and the Pennsylvania Legislature via proposed state laws and departmental regulations. I don't believe there is any profession that is better educated or trained, or that possesses the knowledge, experience, and expertise needed by state and local decision-makers than the hard-working, dedicated, and, to-date, unappreciated planning professionals in Pennsylvania, most of whom are, or should be, members of PPA.

We all know that Pennsylvania, at the present time, neither has a state planning board or a state agency solely dedicated to guiding, directing, and advising the Commonwealth and its municipalities with respect to current and future growth management problems, nor does it have, what I would consider to be, strong growth management enabling legislation.

I have worked on growth management issues for the Pennsylvania Legislature since 1973. While I feel the most recent legislation passed, Act 67 and Act 68 of 2000, part of which I was involved in drafting, is a beginning, and the subject is now on the "Legislature's radar screen," much more needs to be done, and there is no one, in my opinion, in a better position to see that it gets done in the right way, than PPA!

Revitalizing Pennsylvania's cities and older boroughs can result in saving Pennsylvania's limited farmland, open space, and natural resources, just as

farmland preservation and the purchase of development rights and easements has done in the past. Again, I believe PPA can be the leader and driving force to see that this happens!

The MPC Task Force of PPA could be the catalyst that leads to the needed changes to the MPC. This, in my opinion, is an excellent example of a proactive initiative by PPA, as opposed to PPA's simply commenting on proposals that come before the Pennsylvania Legislature or are proposed by the Governor. Why can't PPA propose and advocate its own ideas of what is needed to be done in Pennsylvania? Everyone else does, and many advocates have much less expertise and experience than does the PPA!

Good, sound planning, I believe, holds the
continued on page 6

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The Future of PPA...continued

promise for making communities in Pennsylvania, as well as our state, better places in which to live, by improving the quality of life for those living there. Well-prepared, local, county, and regional comprehensive plans, and good community planning, which direct and chart the course, can be our guide! Who better than PPA, to "be the sherpa" out front, leading a proactive agenda for legislation, policies, and programs PPA wants to see enacted or implemented by the Governor's Office, the Pennsylvania Legislature, County Commissioners, or municipal officials throughout Pennsylvania!

A tremendous opportunity exists for improving future communication between planners, local and state officials, and the public. If we want "good government" in Pennsylvania and we want comprehensive planning to succeed and lead the way, then students at the kindergarten and elementary levels, on through high school, need to have a better understanding of what planning is, how it works, and why it is important for citizens to serve on a planning commission, recreation board,...or become an elected local official! It will be imperative for governmental officials, at all levels, to have this kind of understanding of planning and planners if we ever hope to have them embody the principles of good planning in their decision-making process and make the use of planners' good ideas routine, not something sought only in a crisis!

I believe this can happen! Improved communication and cooperation between professional planners and state and local government decision-makers in Pennsyl-

vania will result in better decisions being made in the future, based less on politics and more on "doing the right thing," with planners and their comprehensive plans leading the way!

This is not to say that politics will not still play an important role in decision-making in Pennsylvania, as we all know it will, and there is nothing wrong with that. I firmly believe, however, that in the future, we must rely less on politics influencing decisions affecting growth management, urban revitalization, and other "quality of life" issues important to planners and the residents of this state, and more on what planners, especially those represented by PPA, believe is needed and should be done!

I strongly believe this, and hope to help PPA become a major player and PPA's voice play a major role in the development of solutions to Pennsylvania's municipal problems in the future!

THE AUTHOR: Jeri E. Stumpf is currently, and has been for the last 28 years, the Executive Director of the House of Representatives Urban Affairs Committee for the Republican Caucus. For 22 of those years, he was also the Executive Director of the House Local Government Committee until the Committees were divided as a result of the increasing volume of work. Prior to being employed by the Pennsylvania Legislature, Mr. Stumpf served as Director of City Planning with the City of York, Pennsylvania, for five years, one year of which he also served as the Executive Director of the City's Redevelopment Authority. Before that, he was a planner with a Harrisburg consulting firm and the York County Planning Commission.

- COMMENTARY -

and is an EOE employer. Please send resume, salary expectations and work samples for review.

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Urban Design
Park & Recreation Planning
Landscape Architecture

URBAN REVITALIZATION AND THE ERADICATION OF BLIGHT



PREPARED BY:
JERI E. STUMPF, EXECUTIVE DIRECTOR
JEFFREY S. HOWELL, RESEARCH ANALYST
HOUSE URBAN AFFAIRS COMMITTEE

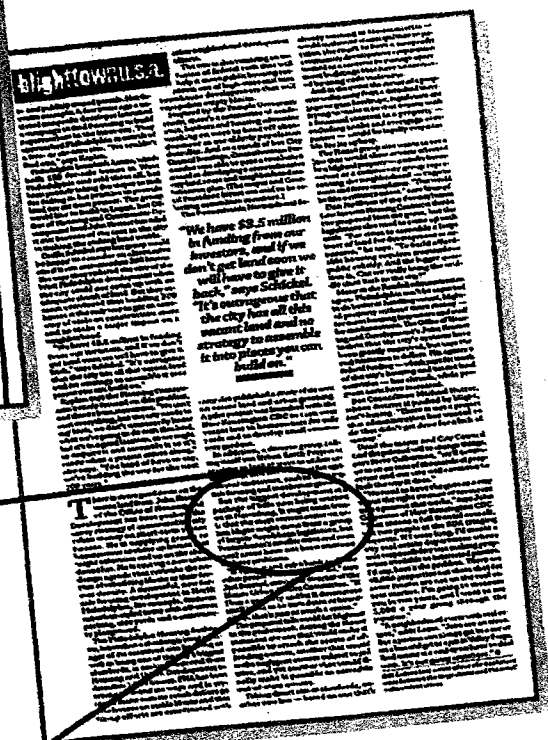
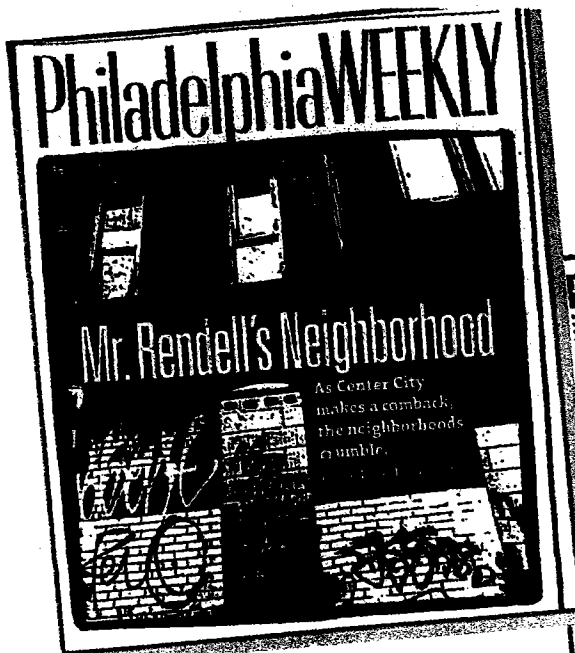
PREPARED FOR:
GEORGE T. KENNEY, JR.
CHAIRMAN—HOUSE URBAN AFFAIRS COMMITTEE

MARCH, 2001

Philadelphia WEEKLY

October 22, 1997 by Eils Lotozo

While politicians and the media takes turns touting Center City's alleged comeback, few are bothering to notice the desolation and disrepair in our surrounding neighborhoods. And things are about to get much worse.



But the biggest development is a package of bills now being worked on in Harrisburg. It might seem ironic that the most serious assist on urban blight might come from a group of largely Republican legislators, but Pennsylvania's smaller cities and even rural areas have not been immune to these problems.

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Section III HOUSE RESOLUTION 91 IMPLEMENTING LEGISLATION 1999-2000 LEGISLATIVE SESSION – FINAL STATUS

URBAN BLIGHT

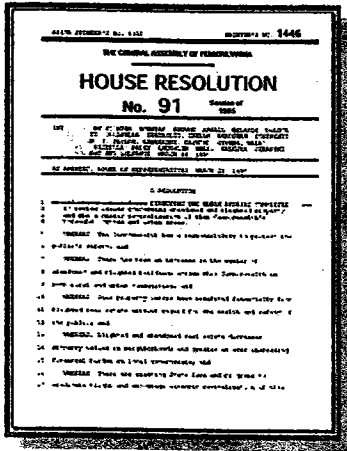


HOUSE RESOLUTION 91: BACKGROUND

THE RESOLUTION

On March 16, 1995, the Pennsylvania House of Representatives unanimously passed House Resolution 91. House Resolution 91 directed the Urban Affairs Committee to examine the cause and effect of blight in Pennsylvania's urban areas, including those in rural settings. In addition, the Committee was asked to (1) determine the extent to which existing Commonwealth statutes and programs adequately addressed the elimination of blight and economic revitalization in these blighted areas and (2) where necessary, recommend program or legislative changes.

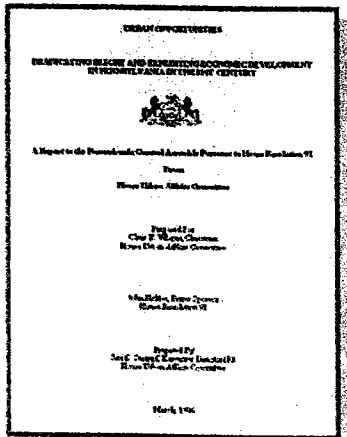
The Urban Affairs Committee held eight public hearings across the state from Pittsburgh to Philadelphia and heard testimony from a wide range of experts, including municipal and state officials, economic development professionals, code enforcement personnel, housing and redevelopment staff, nonprofit organizations, and citizens.



THE REPORT

The House Resolution 91 report focused primarily on the specific problem areas identified by the experts who testified at the public hearings, and what they suggested needed to be done to eliminate the problems. With this in mind, the final report included: findings, conclusions, and legislative and program recommendations.

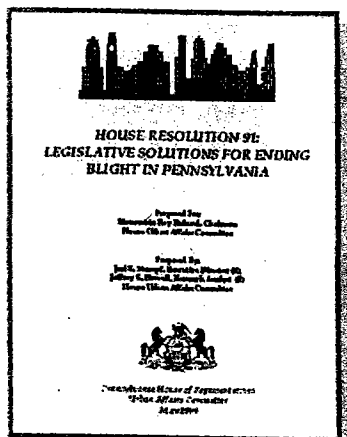
The Committee believed that the reading of the report by public officials, civic groups, organizations, and citizens interested in eliminating blight and encouraging economic revitalization in Pennsylvania's urban and rural areas, would: 1) stimulate future dialogue and discussion; and 2) lead to even more innovative ideas for changes in state urban programs and policies, and additional remedial legislation in the future.



IMPLEMENTING LEGISLATION

Unlike most reports that end up collecting dust, the Urban Affairs Committee staff immediately drafted remedial legislation to implement the recommendations contained in the report. Twenty-nine bills were introduced during the 1997-1998 legislative session and others were introduced later.

Urban areas, whether they are cities, or boroughs in rural areas of the state, are an important asset and resource to the Commonwealth of Pennsylvania and its economy. Having available, adequate affordable housing, needed community services and facilities, and a stable local economy, including good jobs and job training opportunities, is as important to the Commonwealth's urban areas as is, improving the physical condition of the blighted buildings and infrastructure that is located there.



**HOUSE URBAN AFFAIRS COMMITTEE
COMMUNITY REVITALIZATION VISIT SCHEDULE
MARCH 29 – SEPTEMBER 30, 2000**

<i>Date</i>	<i>Location</i>	<i>Member</i>	<i>Time</i>
March 29	Ambler	McGill	9AM – 10:30AM
March 29	Manayunk	Manderino	11:30AM – 2PM
March 29	Special Services District	L. Cohen	3PM – 4:30PM
March 30	Bethlehem	Samuelson	9AM – 10:30AM
March 30	Quakertown	Clymer	11:30AM – 1PM
March 30	Doylestown	McIlhinney	2PM – 3:30PM
April 25	Coatesville	Hennessey	9AM – 10:30AM
April 25	Chesterbrook Village Housing Development	Rubley	11AM – 12PM
April 25	University of Pennsylvania	Horse/Roebuck	2PM – 3:30PM
April 26	Hatboro	Cornell	9:30AM – 11AM
April 26	Eagleview Housing Development	Schroder	1:15PM – 2:45PM
April 26	Downingtown	Schroder	3PM – 4PM
May 17	Linglestown	Marsico	10AM – 12PM
May 22	Williamsport	Dempsey	9AM – 11AM
May 22	Towanda	Chadwick	1:30PM – 3PM
May 23	Wellsboro	Baker	9AM – 11AM
May 23	Coudersport	Jadlowiec	1PM – 3PM
May 24	Warren	Lynch	10AM – 12PM
June 1	Pittsburgh - Waterfront Project	Habay	9AM – 11AM
August 7	Meadville	Forcier	1PM – 3PM
August 8	Greenville	Wilt	1PM – 2PM
August 9	Carnegie	Pippy	10AM – 12PM
August 10	Phillipsburg	Herman	9:30AM – 11:30AM
August 10	Tyrone	Sather	1PM – 3PM
August 11	Altoona	Geist	8AM – 11AM
August 11	Holidaysburg	Stern	11:30AM – 2PM
August 11	Bedford Airport	Hess	3PM – 4PM
August 21	Penn's Landing	Lederer	1PM – 6PM
August 22	Old City Philadelphia	Lederer	9AM – 11AM
August 22	Abington*	Bard	1:30PM – 3PM
August 23	Norristown	Fichter	9AM – 11AM
August 23	Phoenixville	Rubley	12PM – 3PM
August 24	West Reading	Rohrer	9AM – 11AM
August 24	Reading Housing Projects	Caltagirone/Santoni	11:30AM – 3PM
August 25	Boyertown	Leh	9AM – 11AM
August 25	Emmaus	Snyder	12PM – 3PM
September 5	Wilkes Barre KOZ	Blaum	9:30AM – 12:30PM
September 5	Luzerne Borough	Yudichak	1PM – 3PM
September 20	Pottstown	Dailey	9:30AM – 12:30PM
September 20	West Philadelphia	Horsey	1:30PM – 3:30PM

* Informational Meeting on House Bill 1829

COMMUNITY REVITALIZATION VISITS: BACKGROUND

The House Urban Affairs Committee between March – September, 2000, visited over 40 communities throughout the Commonwealth of Pennsylvania to discuss with local officials, their successful revitalization activities. The communities were diverse, and included cities as large as Philadelphia and Pittsburgh, and boroughs as small as Towanda, Coudersport, and Wellsboro in rural areas of the state. The geographic areas of the state in which the communities were located were also diverse, and included the Northeastern and Northwestern parts of Pennsylvania, as well as Central Pennsylvania, Southeastern Pennsylvania, and Southwestern Pennsylvania. A complete list of the communities and dates visited is included on the preceding page.

Currently, the Urban Affairs Committee staff is involved in preparing a final report which will include findings and recommendations from these visits. New legislation, or changes to existing legislation, as well as modifications to existing DCED programs like the Main Street Program, will also be a part of the Committee's final report.

PURPOSE

Local officials and community leaders were informed in advance of the visits, that the Committee's purpose was to view successful community revitalization efforts that had already been completed; were currently underway; or that were planned for the future. In addition, local officials and community leaders were asked to provide committee members with information concerning what they attributed their past success to, or what they felt would be the primary factors which would contribute to the success of their revitalization projects currently underway, or planned for the future. Additionally, they were asked to discuss with committee members, the problems they encountered relative to their community revitalization endeavors and how they were successfully resolved. Since the problems facing urban areas in Pennsylvania, whether large or small, are for the most part the same, the bottom line was to determine what worked and what didn't; and to ultimately share this information with other communities throughout the state who have yet to undergo revitalization activities, in order that they can benefit from the experience of those communities that the Committee visited. This includes sharing information on the various state, federal and private funding sources which were utilized in connection with the community revitalization activities, which will also be included in the Committee's final report.

KEY QUESTIONS ASKED

1. What steps, in order of priority, would you recommend that a community initially take to launch its community revitalization efforts?
2. What organizational structure do you feel works best at the community level, to manage local revitalization activities?
3. What do you feel were the top five problems your community encountered with respect to local revitalization, and how were they resolved?
4. List the funding sources that made your community's revitalization efforts possible, including state, federal, county, foundation, or private sources?
5. How do you feel your community: 1) has changed as a result of your revitalization efforts, or 2) will change in the future as a result of same?
6. What changes to any state programs, regulations, or guidelines, do you feel would be helpful in expediting revitalization efforts in communities in Pennsylvania in the future?

PRELIMINARY CONCLUSIONS

- **Directing future development to Pennsylvania's urban areas will not only expedite the renaissance of Pennsylvania's cities and urban centers in rural parts of the state as has occurred in other areas of the country, but it will also aid in eliminating sprawl and managing growth in the suburban areas surrounding Pennsylvania's urban centers. This will result in saving vital and limited farmland, natural resources, and open space, from development in the future.**
- **While streetscape and building façade programs; mainstreet programs; business improvement districts; new and rehabilitated housing; historic preservation; and park improvements, to name a few, are all important and necessary for successful community revitalization, they alone will not accomplish the objective. Successful community revitalization is market driven! New businesses which can be successful in a specific community, must be sought and assisted in locating there. Tax credits and other forms of incentives **must be made available to attract investment** in the downtowns of urban areas. A market must also be developed to support new and existing businesses, in the form of **attracting new employers and employees to the downtown area**. New customers for these businesses can also be generated through the development of new sales and rental housing opportunities downtown, all of which result in increased pedestrian activity needed to support existing businesses or new businesses which are attracted to the community.**

- For revitalization efforts to be successful and work, **a plan must be developed with time sensitive goals and objectives**, as well as a **budget and funding sources** for same, including **a financial commitment from the private sector** with respect to proposed expenditures.
- Critical in attracting new employers to urban areas, are the **cultural, social, entertainment, and recreation activities**, as well as sales and rental housing opportunities, available in the community for employees of businesses and companies that locate there.
- The **quality of the educational programs** available in the school system that serves the urban area is also as critical to the success of local revitalization efforts and the attraction of new employers and businesses to the community, as is **public safety**, and the perception that **the community, especially the downtown area, is a safe area in which to live and shop.**

FINAL REPORT RECOMMENDATIONS

To restate, the staff of the House Urban Affairs Committee is currently in the process of **evaluating all of the information and materials discussed and reviewed by Committee members in the 40 communities which were visited between March – September, 2000.**

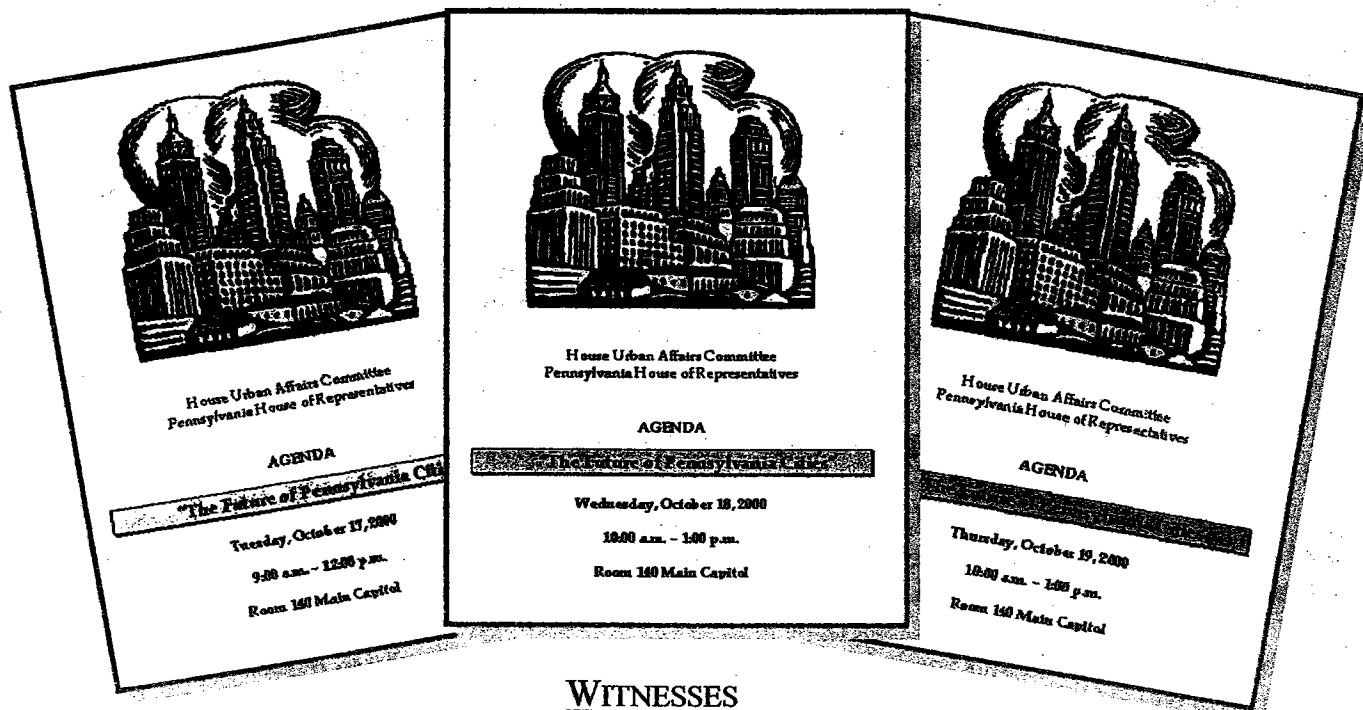
Additionally, information on **successful revitalization activities** has also been requested from cities in Pennsylvania which the Committee was unable to visit due to time constraints.

Upon the completion of this staff review and analysis, a final report will be **issued by the House Urban Affairs Committee and made available to all members of the Caucus for use in communities in their legislative districts which might be interested in undertaking community revitalization programs and projects in the future.**

"THE FUTURE OF PENNSYLVANIA CITIES"

HOUSE URBAN AFFAIRS COMMITTEE HEARINGS

OCTOBER 17, 18, 19, 2000



WITNESSES

Joanne Denworth, President
10,000 Friends of Pennsylvania

Dr. Hazel Morrow-Jones
Associate Professor of City and Regional Planning
Ohio State University

Bill Fontana, Executive Director
Coalition for Community Investment Building

Mark Alan Hughes, Senior Fellow
Fox Leadership Program
University of Pennsylvania

Arthur Ziegler, Jr., President
Pittsburgh History and Landmarks Foundation

Mertyn J. Clarke, Chairman
Political Science Department
East Stroudsburg University

Albert R. Boscov, Chairman
Boscov's Department Stores

Larry Segal, President
The Segal Group, Inc.

Tina Brooks, Senior Program Director
Philadelphia Local Initiatives Support Corporation

Mayor Stephen R. Reed
City of Harrisburg

Commissioner John F. Timoney
Philadelphia Police Department

Barry Seymour, Assistant Executive Director for
Regional Planning
Delaware Valley Regional Planning Commission

Professor Stephen Couch
Department of Sociology
Pennsylvania State University

Lawrence O. Picus, Chairman
Department of Administration and Policy
Rossier School of Education
University of Southern California

Professor Sabina Deitrick
Graduate School of Public and International
Affairs - University of Pittsburgh

Tom Hylton, Author
Save Our Land, Save Our Towns:
A Plan for Pennsylvania

“THE FUTURE OF PENNSYLVANIA CITIES”: BACKGROUND

When the Urban Affairs Committee released its final report entitled **Urban Opportunities: Eradicating Blight and Expediting Economic Development in Pennsylvania In The 21st Century**, in 1996, it stated:

“To insure that this document does not become just "one more" report that gathers dust, the Urban Affairs Committee at the present time is in the process of drafting remedial legislation to implement many of the recommendations contained in this report.”

To date, many bills in the legislative package introduced to implement the HR 91 report recommendations, and included in this report, have already been enacted into law. The Committee’s goal is to have the remaining bills enacted into law this session!

OCTOBER HEARINGS

In looking beyond what the Committee had already done, and thus to the future, the House Urban Affairs Committee held three days of hearings in the Majority Caucus Room at the State Capitol in Harrisburg on **October 17th, 18th, and 19th, 2000**, on the subject of, the "Future of Pennsylvania's Cities." In-state and out-of-state experts were invited and participated, some for the first time via teleconferencing from as far away as California.

The three-day session focused on: (1) differences between urban revitalization efforts in cities in Europe as contrasted to cities in the United States; (2) successful revitalization efforts in cities in the United States to date, including Pennsylvania; and (3) **what the future of Pennsylvania's cities, both large and small, looks like, including any impediments to growth and development.** The issues discussed included:

- Housing (all types)
- Economic Development
- Urban Education
- Urban Crime/Public Safety
- Transportation
- Urban Social/Health/Welfare Issues
 - Minority populations
 - The elderly
 - Special needs populations
- Municipal Finance/Management
- Recreation/Environment

The Committee’s goal was to hear from experts: (1) where they saw Pennsylvania's cities headed; (2) what they felt the future problem areas were going to be; (3) how they felt the anticipated problems could best be resolved; and (4) what they felt the Pennsylvania Legislature could do to

facilitate resolving same, in order for the future of Pennsylvania's urban areas, large and small, to be bright and enlightening for the people living there.

PURPOSE

To restate, the purpose of the Committee in holding these hearings was to hear from **state and national experts, what they felt the challenges would be for Pennsylvania's urban areas in the future, and how the General Assembly could assist local officials in the state in meeting those challenges.** This included cities and boroughs, as well as any urban area in the Commonwealth, including urban areas in townships facing similar problems, i.e. "suburban renewal."

The Committee is well aware that **blight; a decreasing population; and a decreasing tax base, are only a few of the problems facing many urban areas in Pennsylvania today.** Steps for reversing these trends, and attracting increased investments to our communities in order to revitalize them, must include, at a minimum, making our communities safer; improving urban school systems; developing affordable housing downtown; expanding and improving public transportation; façade and streetscape improvements; making our communities fiscally sound through increased efficiencies, improved management, and changes in state and local tax policies; providing adequate services and facilities for the elderly, minority, and special needs populations; and addressing infrastructure, and environmental concerns. **Pennsylvania must succeed, and cannot fail, with respect to the aforementioned, if Pennsylvania hopes to improve the quality of life in its cities and boroughs in the future, and attract new private investment and new jobs to these communities.**

The Committee viewed these **October hearings** as a starting point in beginning a dialogue among all interested parties, concerning: 1) **the key problems and issues** which Pennsylvania's cities and boroughs will be facing in the future, and 2) **the public policy options** which exist and which need to be considered by state and local officials including the Pennsylvania General Assembly, **with respect to resolving same.**

The Committee is also well aware that **directing future investment to our urban centers,** will also help Pennsylvania address current problems associated with sprawl, as a result of being able to save Pennsylvania's diminishing farmland, open space, and natural resources, which otherwise would be used to construct the new developments which can be built in our urban communities.

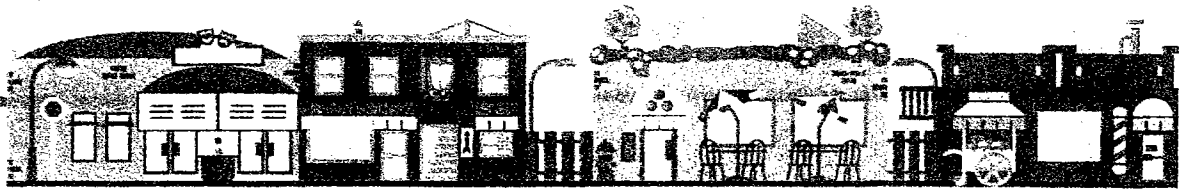
As a result of the Committee's desire to hear from experts within and outside of Pennsylvania **that the Legislature does not routinely hear from during the legislative session,** groups and organizations that **did not have an opportunity to testify at these hearings,** including but not limited to: the Pennsylvania League of Cities and Municipalities; the Pennsylvania Planning Association; Pennsylvania Association of Housing and Redevelopment Authorities; Pennsylvania Boroughs Association, and other statewide groups and organizations having ideas and suggestions to contribute, **were asked to submit their comments and thoughts on the future of Pennsylvania's cities to the Committee in writing in order to be incorporated in the final report the Committee will be publishing on these hearings.**

NEW LEGISLATIVE RECOMMENDATIONS: FINAL REPORT

- Create technical assistance programs to help communities and nonprofits rehabilitate historic structures for adaptive public purpose reuse.
- Create programs aimed at the renovation and conversion of vacant second and third floor office space above business properties downtown for use as new office space or affordable housing.
- Provide financing and technical assistance to municipalities and nonprofits for utilization in redeveloping key structures and sites within the central business district, essential to the economic, social or civic fabric of the community.
- Increase funding and technical assistance for the current main street program; business, residential, and mixed-use improvement districts; downtown commercial incubator programs; and digital service centers.
- Create a state **Urban Investment Trust Fund** to finance major capital projects needed to support and achieve successful community revitalization.
- Create a **significant new infrastructure financing program** to support community revitalization efforts capable of providing flexible financing for capital projects, including but not limited to, highways, bridges, mass transit, telecommunications, and other infrastructure projects critical to the successful revitalization of the community.
- Establish a **state income tax credit program** to encourage the rehabilitation of residential properties in urban areas by current owners, nonprofits, new owners and the private sector. This will lead to 1) increased purchases of residential property in urban areas and 2) the support of other community revitalization efforts.
- **Expand current business loan programs and increase the amount of venture capital funds available for businesses willing to locate in a community as part of its revitalization strategy.**
- **Link job training program funding to the development of educational programs in urban areas needed to develop the job force necessary for businesses that want to locate there.**
- Change current state and local tax policies to encourage increased investment by the private sector in the downtowns of communities as part of a revitalization initiative.

A more detailed description of the above recommendations, many of which were made by witnesses who testified at the Urban Affairs Committee hearings on the Future of Pennsylvania Cities in October of 2000, will be included in the final report issued by the Committee.

Legislation to implement the above recommendations is also currently being drafted by Committee Staff for introduction, consideration, and passage by the General Assembly this session.



COMMUNITY AND ECONOMIC DEVELOPMENT PROPOSALS

Act 92 of 1998 - Established the Keystone Opportunity Zone Program which created tax-free zones in Pennsylvania to expedite economic development in deteriorating and underutilized areas of urban and rural communities. State and local taxes in these areas are waived as incentives to attract new businesses and create new jobs.

Act 174 of 1998 – Drafted, in conjunction with the Pennsylvania Low Income Housing Coalition and the Pennsylvania Downtown Center, the “Community and Economic Improvement Act” provides for the creation and operation of Neighborhood Improvement Districts, (residential or mixed use) similar to current Business Improvement Districts, (commercial only) in just Philadelphia.

Act 32 of 2000 - Established the “Downtown Location Law” which required DGS to establish guidelines to encourage State agencies to: 1) locate all new offices and facilities or; 2) enter into a lease of real estate for office purposes, in downtown areas.

Act 119 of 2000 - Amended the “Pennsylvania Keystone Opportunity Zone Act” by: 1) **expanding** the tax free zones by 18,000 acres (12 new zones at maximum 1500 acres each) 2) making several changes and clarifications to address technical concerns that have arisen since the initial implementation of the Act, and 3) providing additional tax exemptions for businesses previously excluded from the Keystone Opportunity Zone program, including banks, thrifts, insurance companies, utility, truck, bus, and rail companies. (See Act 92 of 1998 above.)

Act 130 of 2000 - Provides for the creation and operation of Neighborhood Improvement Districts in all municipalities across the Commonwealth, except Philadelphia. (See Act 174 of 1998 above.)



Technical assistance programs to help communities and nonprofits rehabilitate historic structures for adaptive reuse public purposes.



Funding for renovation programs aimed at converting vacant second and third floor office space above business properties downtown for use as new office space or affordable housing or market rate housing.



Financing and technical assistance to municipalities and nonprofits for utilization in redeveloping key structures and sites within the central business district essential to the economic, social or civic fabric of the community.



Increased funding and technical assistance for the current Main Street program, business improvement districts, downtown commercial incubator programs, and digital service centers.





HOUSING PROPOSALS


Pennsylvania Mortgage Guaranty Corporation


- **Guarantee municipal or redevelopment authority loans for economic development (including neighborhood commercial) or housing projects (including single family) in blighted areas. This would include loans to nonprofit corporations.**

- **Guarantee private lending institution loans and mortgages in blighted areas.**

 Receivership - This proposal would allow nonprofit corporations to be named "receivers" by the courts in order to take control of property that is neglected by the owner of record. Receivers would maintain and manage property in lieu of the owner until such time as the owner redeems it or the court approves a transfer of the property.

 Mortgage Lenders Responsibility Act - This proposal would make anyone with a financial interest in a property, including banks and mortgage companies, etc., responsible for the property's maintenance and code compliance, when the owner of record fails in that obligation.

 Funding for renovation programs aimed at converting vacant second and third floor office space above business properties downtown for use as new office space or affordable housing or market rate housing.

 A state tax credit program to encourage individuals to purchase residential homes in urban areas as part of a community revitalization program and rehabilitate same for owner occupancy.



ANTI-BLIGHT AND SLUMLORD PROPOSALS

Act 134 of 1998 - Amended the "Housing Authorities Law" to prevent a housing authority from entering into a contract with a landlord who owns municipal, county or school district taxes.

Act 135 of 1998 - This statute increases criminal penalties for serious code violations or tax delinquencies.

Criminal Penalty Package - These bills would make habitual violations of building, housing, property maintenance, or public safety ordinances by slumlords a criminal offense punishable by up to one year in jail.

Private Right of Action - This proposal would amend Title 42 (Judiciary and Judicial Procedure) to allow private individuals and community groups in Pittsburgh to file civil actions in the Pittsburgh Magistrates Court against slumlords to compel compliance with City property maintenance ordinances, or for damages in connection with the violation of those ordinances. A separate proposal has been offered for other municipalities in the Commonwealth.

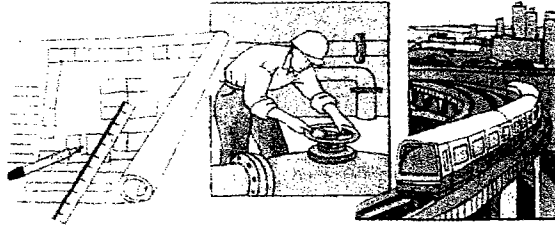
State Permit Denial - This proposal would allow the State to deny state permits, licenses or approvals to slumlords who own property with unabated housing code violations or who own tax delinquent property in any municipality in the state. (Examples would include: state liquor licenses, DEP sewer permits, PENNDOT curb cut permits, etc.)

Private Asset Attachment - This proposal would amend Title 53 Municipalities Generally, to allow local governments to attach any private assets of slumlords to cover all municipal expenditures associated with code enforcement activities including demolition costs.

Municipal Permit Denial - These proposals would allow municipalities to deny municipal permits, licenses, or approvals to slumlords who own property with unabated serious housing code violations or who own tax delinquent property in any municipality in the state. Examples include: municipal building permits, zoning variances, licenses and occupancy permits, etc.


Statewide Computer Registry - This proposal would establish a statewide computer registry that would track ongoing, unabated, serious housing code violations or tax delinquencies for property owned by slumlords.


Pennsylvania Community and Economic Development Advisory Committee - This proposal would create a Pennsylvania Community and Economic Development Advisory Committee similar to the current State Housing Advisory Committee.



FINANCING PROPOSALS

Act 160 of 1998 - Amended the Homeowners Emergency Mortgage Assistance Program (HEMAP) by reducing the amount of assistance available to individual homeowners so that more homeowners could be served by the program which is administered by the Pennsylvania Housing Finance Agency.


 Proactive TIF Designation - This proposal would amend the Tax Increment Financing Act by making the Act applicable to areas that are not yet blighted enough to be in an established "redevelopment area."


 Majority Option - This proposal would amend the Tax Increment Financing Act to allow a majority of taxing authorities with jurisdiction over the proposed TIF district to compel the third taxing authority to participate in the TIF.


 Pennsylvania Mortgage Guaranty Corporation


- Guarantee municipal or redevelopment authority loans for economic development (including neighborhood commercial) or housing projects (including single family) in blighted areas. This would include loans to nonprofit corporations.

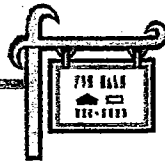
- Guarantee private lending institution loans and mortgages in blighted areas.

 Urban investment trust fund to finance major capital projects needed for successful community revitalization.



 Significant flexible financing for capital infrastructure projects including highways, bridges, mass transit and other type infrastructure projects necessary for the successful revitalization of the community.

 Expansion of business loan programs and increased venture capital funds for businesses willing to locate in a community's downtown as part of a revitalization strategy.

 Changes in current state and local tax policies to encourage increased private investment in the downtowns of communities as part of a revitalization initiative.



REAL ESTATE TAX SALE PROCESS PROPOSALS

- Act 5 of 1998 - Amended the "Real Estate Tax Sale Law" to authorize third parties to satisfy tax claims held by a municipality against tax delinquent real properties. Also allowed a municipality to petition the Court of Common Pleas to prohibit the transfer of property sold at a judicial sale to any purchaser who failed to comply with the local housing code with respect to other properties they own.
- Act 44 of 1998 - Amended the "Third Class City Code" to provide a waiver of the current advertising and bidding requirements for the sale of real property owned by the municipality when sold to nonprofit community development corporations to develop for commercial, industrial and affordable housing purposes.
- Act 47 of 1998 - Amended Section 2541 (Public Sale of Property to Satisfy Tax Claims) of the "Third Class City Code" by defining "delinquent taxes" as taxes delinquent thirty days after the final deadline for payment of such taxes for the current tax year.
- Act 48 of 1998 - Repealed Section 2545 of the "Third Class City Code" which provides for the redemption of real property sold at a judicial sale.
- Act 133 of 1998 - Amended the "Real Estate Tax Sale Law" to prohibit the completion of a sale to persons who own other property with delinquent real estate taxes or outstanding municipal utility bills.
- Act 73 of 2000 - Amended the "County Code" to provide a waiver of the current advertising and bidding requirements for the sale of real property owned by the county when sold to nonprofit community development corporations to develop for commercial, industrial and affordable housing purposes.
-  Post-Sheriff's Sale Code Compliance - This proposal would amend the "Real Estate Tax Sale Law" to require that all property purchased at a sheriff's sale be brought up to code standards within a reasonable period of time, in order to prevent speculators and slumlords from purchasing more property for "speculative" purposes and simply boarding it up.
-  Clarify "Hardship" Case - This proposal would amend the "Real Estate Tax Sale Law" to further clarify what constitutes a "hardship" case, in which the court can legally permit a payment schedule for taxes due on tax delinquent property. The bill would also impose sanctions on property owners who default on established payment schedules during an authorized extension of time.



Honorable Roy Reinard, Majority Chairman (R)
Honorable David Argall, Majority Chairman (R)
Honorable John Taylor, Subcommittee Chairman on First Class Cities, Counties
Honorable Jeffrey Habay, Subcommittee Chairman on Second Class Cities, Counties
Honorable Tom Dempsey, Subcommittee Chairman on Third Class Cities, Counties
Honorable John Pippy, Secretary

Honorable Lita Cohen
Honorable Tim Hennessey
Honorable Dick Hess
Honorable Dennis Leh
Honorable Ron Marsico
Honorable Eugene McGill
Honorable Charles McIlhinney
Honorable Tom Stevenson
Honorable Frank Tulli, Jr.
Honorable Rod Wilt

Jeri E. Stumpf, Executive Director
Jeffrey S. Howell, Research Analyst
Renee Powell, Secretary

Honorable Thomas Petrone, Minority Chairman (D)
Honorable LeAnna Washington, Subcommittee Chairman on First Class Cities, Counties
Honorable Ralph Kaiser, Subcommittee Chairman on Second Class Cities, Counties
Honorable P. Michael Sturla, Subcommittee Chairman on Third Class Cities, Counties
Honorable Jennifer Mann, Secretary

Honorable Alan Butkovitz
Honorable Paul Costa
Honorable Michael Horsey
Honorable Thaddeus Kirkland
Honorable Marie Lederer
Honorable Benjamin Ramos

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Daisy Pagan, Research Analyst
Mary Adams, Secretary



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Honorable Ellen Bard
Honorable Pat Browne
Honorable Lita Cohen
Honorable Tim Hennessey
Honorable Dick Hess
Honorable John Maher
Honorable John Pippy
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Honorable Matthew Wright

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Honorable Alan Butkovitz, Secretary

Honorable Angel Cruz
Honorable Michael Diven
Honorable Mike Horsey
Honorable Thaddeus Kirkland
Honorable Jennifer Mann
Honorable Mike Sturla
Honorable Jewell Williams

Jon Castelli, Executive Director
Daisy Pagan, Research Analyst
Mary Adams, Secretary



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Honorable Tom Dempsey, Subcommittee Chairman on Third Class Cities, Counties
Honorable Tim Hennessey, Secretary

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Honorable Lita Cohen
Honorable Charles Dent
Honorable Edward Krebs
Honorable Dennis O'Brien
Honorable Albert Pettit
Honorable Carole Rubley
Honorable David Steil
Honorable Matthew Wright

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Troy Beaverson, Research Analyst
Renee Powell, Secretary
Jodie Stuck, Intern

Honorable Thomas Petrone, Minority Chairman (D)
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Honorable Don Walko, Subcommittee Chairman on Second Class Cities, Counties
Honorable P. Michael Sturla, Subcommittee Chairman on Third Class Cities, Counties

Honorable Alan Butkovitz
Honorable Thaddeus Kirkland
Honorable Benjamin Ramos
Honorable William Robinson
Honorable Stephen Stetler
Honorable Terry Van Horne

Gail Davis, Executive Director
Jon Castelli, Research Analyst
Lisa Loudon, Secretary



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Honorable W. Curt Thomas, Secretary

Honorable Babette Josephs
Honorable Ralph Kaiser
Honorable Thaddeus Kirkland
Honorable Benjamin Ramos
Honorable William Robinson
Honorable Stephen Stetler

Gail Davis, Executive Director
Jon Castelli, Research Analyst
Mary Adams, Secretary
Lisa Loudon, Secretary



**PENNSYLVANIA HOUSE OF REPRESENTATIVES
URBAN AFFAIRS COMMITTEE**

HOUSE BILL	PRIME SPONSOR	TOPIC OF LEGISLATION	SIMILAR TO LAST SESSION
1128	Habay	Amend Administrative Code—permit denial	House Bill 2527
1129	Hennessey	Private asset attachment	House Bill 2525
1130	Walko	Private right of action for Commonwealth	House Bill 2524
1131	Ramos	Amend 1 st Class City Government—permit denial	House Bill 2529
1132	Petrone	Incorporated Towns—permit denial	House Bill 2531
1133	Stetler	Amend RETSL—Post-sheriffs sale and hardship cases	House Bill 2534
1134	McIlhinney	Establish Community and Economic Development Advisory Committee	House Bill 2533
1135	Sturla	Statewide Computer Registry for property maintenance code violations	House Bill 2532
1136	Pippy	Amend Title 53 (Municipalities Generally)—permit denial	House Bill 2528
1137	Petrone	Amend 2 nd Class City Law—permit denial	House Bill 2530
1138	Reinard	Amend TIF Act—Proactive Designation	House Bill 971
1139	Habay	Amend 2 nd Class County Code—Waive bidding requirements for nonprofits	House Bill 960
*1140	Petrone	Amend County Code—Waive bidding requirements for nonprofits	House Bill 962
1141	Van Horne	Amend 2 nd Class Town. Code—Waive bidding requirements for nonprofits	House Bill 963
*1142	Reinard	Establish "Neighborhood Improvement District Act"	House Bill 2858
1143	Dempsey	Amend TIF Act—Establish TIF districts if 2 of 3 taxing bodies approve	House Bill 972
1144	Walko	Private right of action in Pittsburgh Magistrates Court	House Bill 974
1905	Kirkland	Establish "Mortgage Lenders Responsibility Act"	House Bill 2535
1906	J. Taylor	Establish "Pennsylvania Mortgage Guaranty Corporation Act"	House Bill 2526
1996	Reinard	Establish "Blighted Property Receivership Act"	House Bill 2523
2104	Habay	Establish "Pennsylvania Urban Blight Eradication Act"	N/A

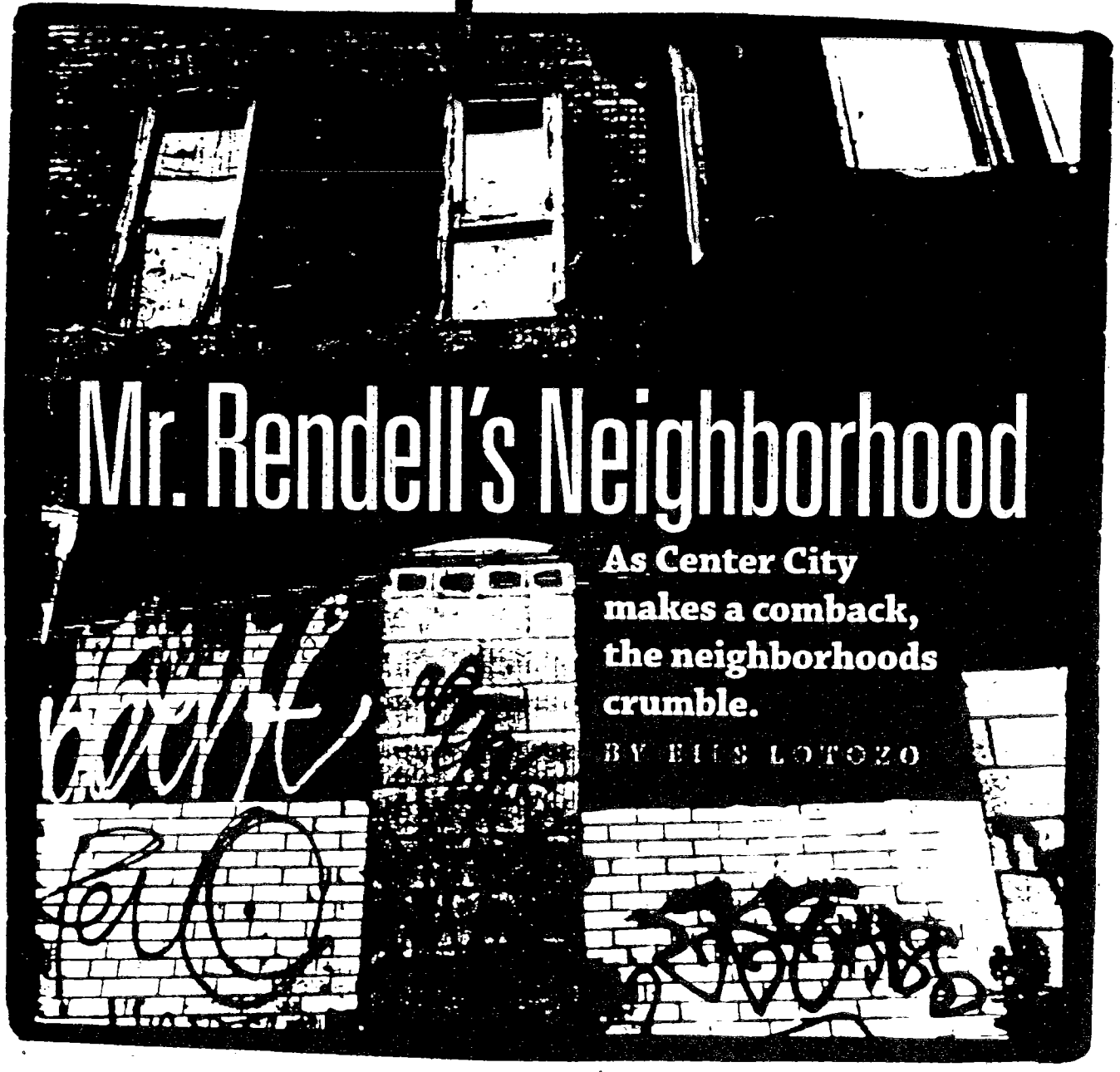
Denotes passage by House of Representatives

**Enacted into law*

(NOTE: All bills were reported out of the House Urban Affairs Committee)

Joshua Piven On the Politics Behind *The Player*
Richard Fellingner On Photojournalism's New Perils

Philadelphia WEEKLY



Mr. Rendell's Neighborhood

**As Center City
makes a comeback,
the neighborhoods
crumble.**

BY ELS LOTOZO

blighttown U.S.A.

► and publicly owned parcels. Her favorite example: A few years ago a national nonprofit developer launched a campaign to find financing to build supermarkets in the inner city. They approached Philadelphia in search of a five- or six-acre site. "We couldn't find one," says Kaplan.

Philadelphia Interfaith Action, which built 135 for-sale homes in West Philadelphia and sold them all, has been publicly taking the mayor to task for failing in his promise to provide land for its next project. The group would like to build in Logan, but Office of Housing and Community Development head John Kromer has ruled it out because of the cost to the city in making the sinking land usable.

Cecilia Schickel says her group would be happy to consider an alternative site if it can accommodate 200 homes. She says they reduced the size of the West Philadelphia development when the city could not come up with an adequate chunk of land. But they remain convinced that building 200 homes is the only way to get an economy of scale on construction costs and to make a major impact on a neighborhood.

"We have \$3.5 million in funding from our investors, and if we don't get land soon we will have to give it back," says Schickel. "It's outrageous that the city has all this vacant land and no strategy to assemble it into pieces you can build on."

Kaplan says the Planning Commission's study focused on this problem, and there's been movement. "We can't own everything, but the city needs to say look, we don't necessarily know what we're going to do with this land, but it's in a good location, so we ought to acquire it and assemble it so it's ready when a project comes along," she says. "You kind of have to say, we're building the city for the next 200 years."

There is some good news on the vacant land front. John Kromer of the Office of Housing and Development has been pushing the savvy strategy of concentrating city rehab money on short-term vacant houses. He is supplying grants to homeowners to shore up homes that might otherwise end up on the abandoned list. He is touting a new urban design agenda that rethinks the notion of rebuilding blocks at their former density. A successful, new for-sale housing development in North Philadelphia, for example, features suburban-styled twins with off-street parking, side yards and a community playground.

The Philadelphia Housing Authority, heretofore a shockingly inept manager of its scattered site housing as well as being one of the city's biggest slumlords, is seeking approval from Housing and Urban Development to demolish 1,700 houses. PHA has been trying to mend its ways and is trying to make sure its rehab dollars go into houses on stable blocks and that fix-up efforts are coordinated with

other neighborhood development efforts.

The city is also receiving an infusion of federal cash that will help it move public housing residents out of high-rises and into townhouse developments that will repopulate empty blocks.

Inspired by the Temple University study, there's a committee of academics, bankers and housing advocates working on ways to head off abandonment as our elderly population dwindles. And as a result of her City Council hearings, Councilwoman Fernandez was able to pass a resolution aimed at developing a comprehensive city land reuse and neighborhood stabilization plan. (The mayor and Council President Street are said to be selecting committee members.)

The Pennsylvania Horticultural So-

"We have \$3.5 million in funding from our investors, and if we don't get land soon we will have to give it back," says Schickel. "It's outrageous that the city has all this vacant land and no strategy to assemble it into pieces you can build on."

ciety also published a study of its own on vacant land and urban greening. A pilot project was launched with the New Kensington CDC to turn over vacant lots to homeowners for side yards and to develop small community gardens.

In addition, a diverse group calling itself the Urban Earth Project is starting to look at ways to utilize urban vacant land and buildings for agricultural endeavors, such as farming, fish farming and mushroom growing.

But the biggest development is a package of bills now being worked on in Harrisburg. It might seem ironic that the most serious assist on urban blight might come from a group of largely Republican legislators, but Pennsylvania's smaller cities and even rural areas have not been immune to these problems.

"If I go out and rob a bank and take other people's money, I go to jail," says Jeri Stumpf, executive director of the House Urban Affairs Committee. "If I buy a property and let it deteriorate until it has to be torn down or boarded up, that's just as much a crime."

The proposed bills would hit blighters in the pocketbook. Among the House measures are one that would make it possible to attach the assets of offending owners, another that would make negligent owners subject to jail time, and yet another that would finally make it possible to extradite out-of-state owners.

Taking direct aim at slumlords, another new law — based on one that's

already working in Massachusetts — would authorize municipalities to petition the court to have a nonprofit community development corporation named as a receiver to manage apartment buildings that have uncorrected housing code violations.

And in the event the owner of a property walks away from a defaulted mortgage or goes bankrupt, legislators are trying to make it so that anyone with a financial interest in a property — including banks and mortgage companies — would be legally responsible for its upkeep.

The House group also wants to see a law that would allow anyone affected by a blighted property — a nearby homeowner or a community group representing the neighborhood — to go to court and force compliance. "This would be like a citizen's arrest," says Stumpf.

Dan Hoffman of the Pennsylvania Low Income Housing Coalition thinks the proposed laws are great, but the legislators also need to come up with cash. "For cities to assemble a large tract of land for development is expensive," he says. "To build affordable housing requires tremendous public subsidy. And the bigger question is, Can we really bring the middle class back to the city?"

Many in the Rendell administration agree: Philadelphia can't be expected to do better at handling vacant, blighted property without more money — for more housing inspectors and staff for condemnations. The Office of Housing and Development's John Kromer insists that the city's systems have been greatly improved, but says the real limitation is dollars. His agency's federal funding — which pays for much of the city's housing and vacant land activities — has shrunk, while program costs have increased.

But Councilman Michael Nutter, whose district is pocked by blight, isn't buying. "There is not a project this administration has wanted to do that didn't get done for a lack of money."

Until the mayor and City Council find the political will to change things, says Steve Culbertson, "we'll continue to sit on tens of thousands of properties and our city will continue to look the way it does."

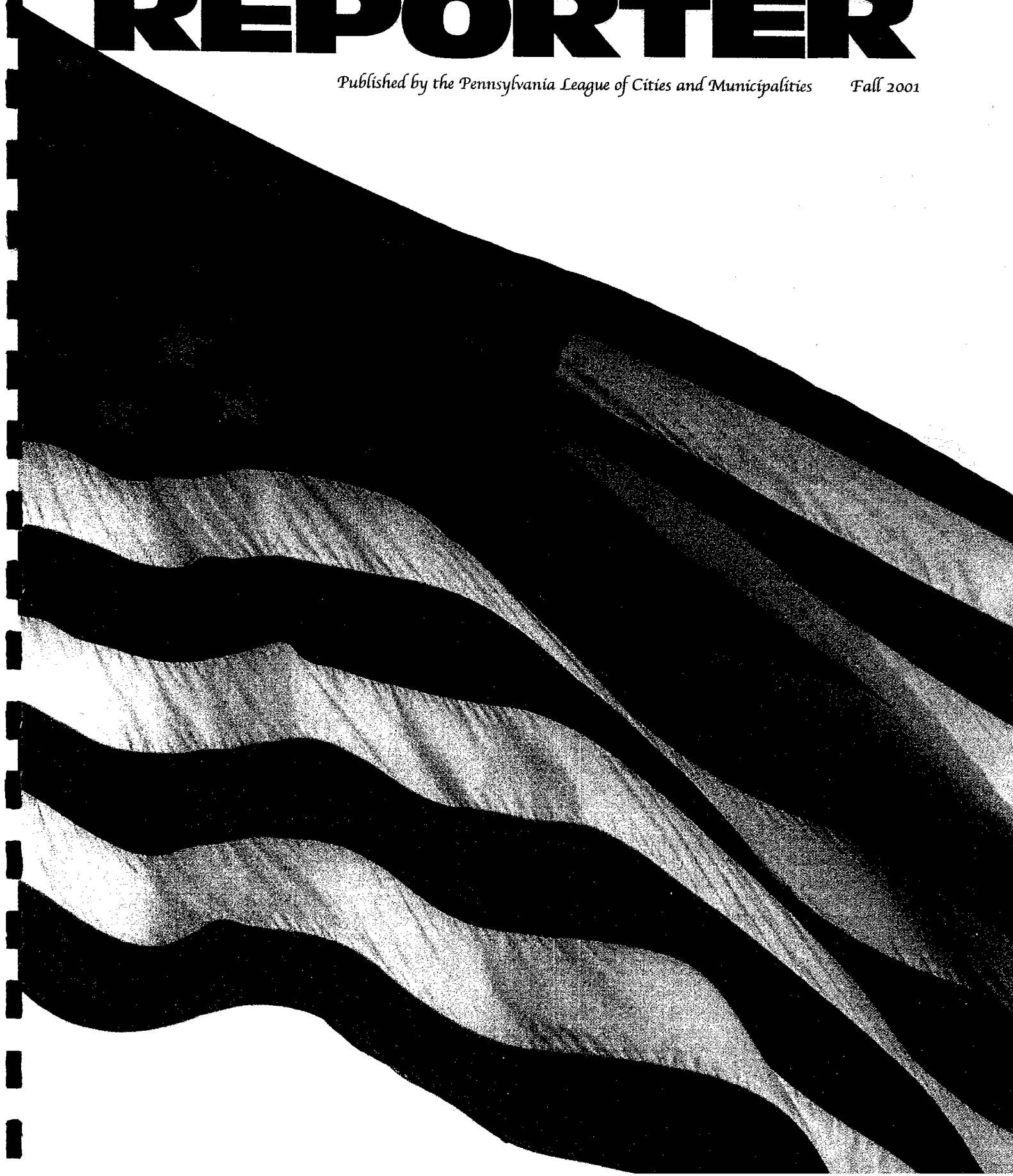
"We need to have the guts as a city to put the right amount of resources into a process that works," says John Carpenter of New Kensington CDC. "That means a full frontal assault, not two people at the RDA triaging requests. If I were king, I'd create a city real estate department whose sole responsibility was making properties available to interested parties. I'd say, here's the problem. There are 40,000 properties out there that for some reason are not on the real estate market. I'm going to measure you in two years, and I want to see 5,000 a year going through the pipeline."

"A neighborhood starts with real estate," adds Laxin. "Jobs are an issue. But a person can always get in a car or on a bus and get to a job in Valley Forge. Real estate is a reality we have to deal with. It's not going anywhere." ●

Ells Lotoso last wrote about the bookstore wars between the large chains and the small independent stores.

M U N I C I P A L REPORTER

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PLCM LEAGUE NEWS . . .

Fall Legislative Conference

We kicked off this year's Legislative Conference with a breakfast meeting to discuss the Third Class City Code Rewrite. League President, Mayor Timothy Fulkerson of New Castle, led the discussion. Attendees received an update on where we currently stand with the Rewrite and what our next steps will be. We have followed the Local Government Commission's advice, and with the help of Robert Durrant, Esq., have produced a rationale statement for all of the proposed changes. We have also worked to answer the Commission's questions that arose from their initial review. Our next steps are to make amendments to the draft and meet with the Commission for their input. Introduction of the Rewrite will occur some time in 2002.

The first general session of the conference was "The Autumn Agenda," which provided an overview of several legislative issues that are key to local governments throughout the Commonwealth. The distinguished panel consisted of the Honorable Steven Cappelli (R-83), the Honorable Thomas Tangretti (D-57), Jeri Stumpf, Executive Director of the House Urban Affairs Committee and Chief Richard Baric, Police Chief of the Greensburg Police Department.

Mayor Timothy Fulkerson moderated the session in which each panelist detailed a specific topic of legislation that pertains to local government. Representative Cappelli concentrated on the Municipal Public Service and Safety Tax, while Representative Tangretti updated us on his efforts to encourage historic preservation. Jeri Stumpf provided an enthusiastic message on the efforts of the General Assembly to fight urban blight and Chief Baric thoroughly reviewed the need for local use of police radar and the status of the proposed legislation.

In the afternoon, the conference shifted focus to local legislation. Pennsylvania municipalities have dared to pass some controversial and innovative ordinances. Such pieces of local legislation were the foundation of the afternoon session, "Controversial Ordinances: Legislating Difficult Issues." Daniel Webster, Uniontown solicitor, moderated the session which included officials from five municipalities talking about topics such as cellular phone use, rental inspections, regulating student housing, curfews, and responsible alcohol server training. Designed to imitate a roundtable discussion, the session encouraged audience comment and question. A packet containing all the discussed ordinances, relevant court cases, newspaper articles and accompanying documents, was assembled and provided to each attendee.

The Legislative Conference concluded with a successful legislative reception at which members were able to converse with legislators on the League's Legislative Priorities.

Please see pages 9, 13, 14 and 15 to read about the Counter-Terrorism Preparedness Presentation, the University-Community Network Meeting and the Home Rule Network Conference which were all held in conjunction with this year's Legislative Conference.



Newspaper Articles

Stumpf moves from York post to state urban affairs

Jeri E. Stumpf has moved forward from city planning to urban affairs in Pennsylvania in the past three decades.

In 1968, Jeri became the city's director of planning. Today, he is the executive director of the Urban Affairs (majority) Committee of the Pennsylvania House of Representatives, an elite and powerful position.

Jeri has gained the respect and support of the house members, and officials of cities and smaller municipalities across the state. He's recently completed and published a report to the General Assembly on eradicating blight and expediting economic development in Pennsylvania in the 21st Century.

He developed the report for the House Urban Affairs Committee, headed by Rep. Chris R. Wogan, and is now sponsored in the House as Resolution 91 by Rep. John Fichter, of the Republican majority.

York's Stephen Stetler is a Democratic minority committee member.

Stumpf has received praise for his work on the blight eradication and economic development bill from Michael S. Levine, general counsel for the national organization, Local Initiatives Support Corp. (LISC) in New York City, and from Irene McLaughlin (no relation), a Pittsburgh city magistrate who handles the housing court involving property conditions. (LISC has yet to reach York.)

Stumpf's bill, which he hopes will become law, tells



slum landlords to improve their properties or go to jail. He wants municipalities to seize other assets owned by slumlords for ignoring demands that they eradicate blight.

"Municipalities should have the legal right to take assets in other states, if necessary. Presently, communities can file liens against the slum lord, but that isn't as effective as confiscating the other properties to pay for expenses to improve the blighted ones," says Stumpf.

He would also file judgments against slum owners and force the sale of the blighted properties.

Stumpf praised the efforts of York City's private and public groups working together in partnership to improve downtown York, and pointed to Eric Menzer, York's economic development director, and the York Federal Savings and its CEO, Robert Pullo, as examples of community leadership. Dauphin Deposit Bank is also interested.

Stumpf and the House Urban Affairs Committee were directed in 1995 to examine the cause and effect of blight in urban areas, including city and

AIR RAID WARNING SIGNALS

RED ALERT - ATTACK IMMINENT

OR SHEN - 3 MIN. FLUCTUATING SIGNAL

OR WINDSWE - 3 MIN. INTERMITTENT SIGNAL

OR SHEN - 3 MIN. INTERMITTENT SIGNAL

WHITE ALERT - ALL CLEAR

OR STEADY SIGNALS 1 MIN. EACH

OR 2 MIN. SILENCE BETWEEN SIGNALS

This air raid warning notice was salvaged by Bill Walters, county register of wills, when he worked at AMF Inc.

rural communities. As many as 29 bills have been introduced by members to provide legislation in this matter.

One bill has been introduced by Stetler, who tells Around Town that Stumpf is a committed public urban affairs official. Stetler adds that legislation should be adopted to make it a criminal act for slum lords to ignore the elimination of blighted properties.

"The blight problem legislation is pursued on a bipartisan basis," adds Stetler.

When AMF Inc. took over the facilities occupied by the U.S. Naval Ordnance Plant after World War II, the new workers removed signs from inside the buildings. As one employee was ready to dispose of an air raid warning notice, then new management staffer Bill Walters, now county register of wills, salvaged it and it can be seen here. Harley-Davidson Inc. took over from AMF Inc.

Harry McLaughlin's local Around Town column appears Mondays, Wednesdays and Fridays in The York Dispatch.

Planner hopes proposals will give cities opportunities

Former city planner **Jeri E. Stumpf** hopes his legislative proposals will provide new opportunities for revitalization of Pennsylvania municipalities and eradicate blight.

Stumpf, director of the urban affairs committee of the state House of Representatives for 28 years, writes



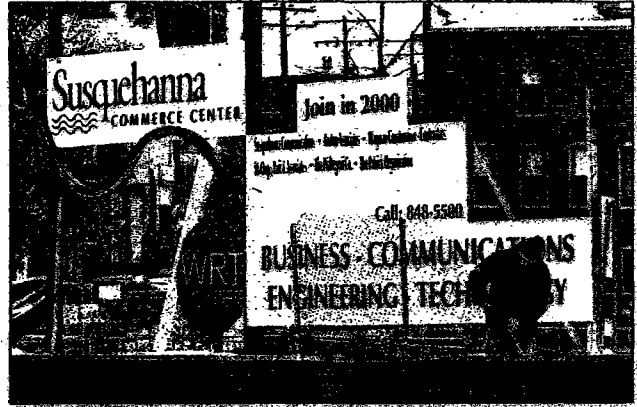
**HARRY
McLAUGHLIN**

Around Town that the proposals should be "of great assistance" to the city of York. He expects to present the proposals at the new session of the House of Representatives and Senate this fall and have it signed into law by Gov. Tom Ridge by the year's end.

"Pennsylvania urban areas are on the way back. The future of Pennsylvania cities looks bright, in my opinion. Those who fled Pennsylvania's urban areas for the suburbs are now finding that every day the rural landscape — the rolling hills and fertile farms that attracted them in the first place — is being replaced by sprawling housing developments, indistinguishable from one another," says Stumpf.

He adds that they also are subjected to endless miles of architecturally uninteresting commercial malls, industrial parks and identical national chain restaurants and retail stores, which repeat themselves every so many miles.

"Successful community revitalization must be market-driven and developed with the input and support of neighborhood residents and the local business community. Quality urban school systems and public safety are as critical to the success of urban revitalization efforts as any economic development project contemplated," writes Stumpf in *Municipal Reporter*, a publication of the



FILE PHOTO

Proposals in the state Legislature would help improve blighted city areas with projects similar to the Susquehanna Commerce Center, on West Philadelphia Street at the Codorus Creek.

Development of urban areas will expedite the renaissance of Pennsylvania's cities and urban areas and will aid in eliminating sprawl and managing growth in the suburban areas, says Stumpf. "It will result in saving vital and limited farmland, natural resources and open space, from developments in the future," writes Stumpf.

Some of the legislative proposals are technical, but they call for financial assistance for renovations, support of Main Street, business improvement districts and commercial incubators funding, increased penalties for landlords in violations of building codes, and the creation of a Pennsylvania Community and Economic Development Advisory Committee. Also, there would be funding for renovation programs aimed at converting vacant second and third floor office space above downtown businesses as affordable housing or new office space.

The proposals also would establish a state tax credit to encourage individuals to purchase urban area homes.

Former planner to help York from private sector

Jeri E. Stumpf has moved from the public sector of helping to revitalize communities throughout Pennsylvania to the private sector where he plans to continue a similar service.

He plans to open a York office. His phone is 284-0569.

Stumpf, local public leaders will recall, served as the City of York's Planner in 1967. He was also on the York County Planning staff.



**HARRY
McLAUGHLIN**

For more than 22 years, Stumpf has been the executive director of the State House of Representatives Urban Affairs Committee for the Republican Caucus.

Among numerous prized letters is one from former **State Rep. Joseph Gladeck**, who chaired the House Labor Relations Committee. It says, in part, that Stumpf helped develop a redevelopment plan for cities and other municipalities that later became known as the Keystone Opportunity Zone, a label designated by former Gov. **Tom Ridge**.

Harrisburg Mayor **Stephen R. Reed** writes in a complimentary letter that Stumpf shows exceptional work ethic, diligence, dedication, skill and leadership.

"So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting the cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations" writes

State Rep. Robert L. Freeman adds that Stumpf is an expert in planning, growth management, local government and economic

development issues. His high energy, bi-partisan spirit and total-community-involvement approach to solving municipal problems have contributed greatly to improving Pennsylvania's approach to solving land use and growth management problems.



Legislators aim to revitalize region

Passage of Jeri E. Stumpf's state legislative proposals is expected to revitalize York County municipalities and eliminate blight. Stumpf is the director of the urban affairs committee of the State House of Representatives.

His actions were publicized in the July 6 Around Town, and he wrote that the proposals would be of great assistance to the city. Later, he added that municipalities such as Hanover and Red Lion would benefit by the new laws.

State Rep. Steven R. Nichol, after reading that column, adds that Hanover and Penn Township are in the process of applying for state funding through the Department of Community and Economic Development to undertake regional planning initiatives.

"My assistant, Charles Peck, a Hanover borough

councilman, has been particularly active in bringing together these two municipalities in making this application. I believe he has even obtained West Manchester Township's commitment to participate. Chuck recognizes that with passage of Acts 67 and 68, these municipalities that engage in joint planning will have an advantage in securing state financial assistance for any local projects," writes Nichol.



**HARRY
McLAUGHLIN**

Hanover, as an older industrial community, faces many of the same challenges as York City and other urban centers, Nichol says. "Acts 67 and 68 are particularly meaningful to us; after all, Hanover Borough is actually larger in population than half of the third-class cities in Pennsylvania," Nichol writes Around Town.

He says he is also aware of joint planning efforts in southern York County and

the Dillsburg area. "These communities may not share in some of the urban-type problems facing York City and Hanover Borough, but they can benefit from the legislation," Nichol writes. Stumpf is a former York City planner but has been with the state house committee for 28 years.

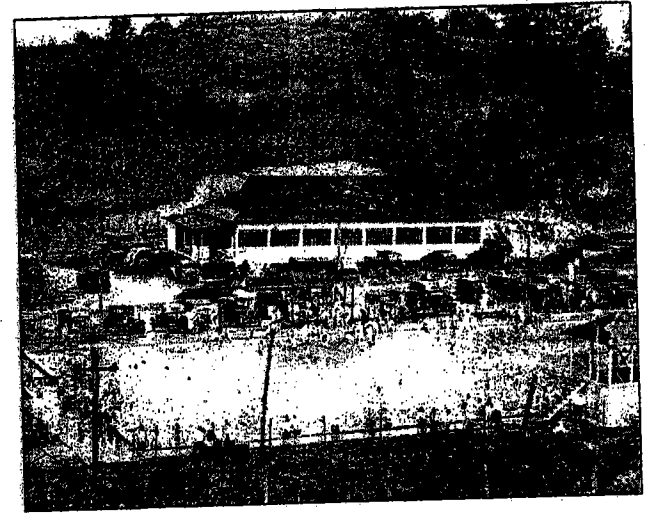
Plans are under way for dedication of Hanover Junction Railroad Station on Nov. 18, announces Tom Brant, director of the York County Board of Parks and Recreation.

Included is installation of "Horse and Hike" sculpture by Leonard Streckfus to honor Tim Fulton and the York County Rail Trail Authority. The station is along the rail trail. Fulton was chairman of the authority from 1990 to 1999. Also, the restored Hanover Junction National Landmark sign will be returned for the dedication. A reproduction of the Nov. 19-20 newspaper,

the New York Tribune, with an announcement of President Lincoln changing trains at Hanover Junction en route to Gettysburg will be exhibited. Reenactment of the raiding of the station by descendants of Col. E.V. White and his 35th Virginia Cavalry is also scheduled.

Robert F. Kennedy Jr., a staunch defender of the environment, will speak at 7:30 p.m. Oct. 18 at York College as part of its cultural season. His late father was U.S. attorney general. Also, Dr. Dot Richardson, who led the U.S. Olympic softball team to victory in the Atlanta and Sydney games, will speak at 7:30 p.m. March 14.

Joe Clark, who took over as principal of New Jersey's Eastside High School in Paterson and expelled 300 students on a single day in his first week on the job, will speak at 7:30 p.m. Feb. 20. He re-



Can Around Town readers identify the site of the swimming pool and building shown in the early 1900s photograph? Write Around Town, The York Dispatch, PO Box 2870, York 17405-2807.

stored discipline to the school and was praised by state officials.

Two 50-minute one-act American chamber operas will be presented by Frederick Schreiner, York College music director. The operas are "The Telephone" and "The Old Maid and the

Thief" and will be performed at 7 p.m. Dec. 7.

For series details, telephone 815-1289.

Harry McLaughlin's local Around Town column runs Mondays, Wednesdays, and Fridays in The York Dispatch.

The Philadelphia Inquirer

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FRIDAY, NOVEMBER 19, 1999

The war on blight

Pennsylvania communities should get more ammo to hold landlords responsible.

Slum housing has been a nearly irrepressible problem in urban areas. But even in other parts of Pennsylvania, the rights of even the most irresponsible property owners can trump the rights of struggling communities.

So the state House of Representatives passed a series of modest but important bills Monday and Tuesday that would squeeze slum landlords to clean up violations of the housing code, major maintenance problems, or make good on tax arrears.

However, in its rush to get home for the holidays, the Senate won't have time to consider the bills, said Stephen MacNett, general counsel to the Senate. But, he added, "the Senate already has passed some comparable legislation, and these bills are the kind of issues that can reasonably be dealt with this winter or spring."

Let's hope he keeps the Senate on track.

House Majority Leader John M. Perzel (R., Philadelphia) rightly wants to give communities around the state the "legal tools to confront slumlords and land speculators who have allowed neighborhoods to rot."

The bills could be useful to Mayor-elect John F. Street, who campaigned on a platform to clean up (or clean out) acres of dilapidated and abandoned housing in some of the most downtrodden parts of Philadelphia.

And it would make it not only possible but imperative for Montgomery County leaders to initiate a major up-

grade of the worst areas of their county seat in Norristown — not to forget Pottstown, Bristol or Chester.

The package of 12 bills includes one to empower towns and counties to deny several kinds of permits to slumlords and speculators who abuse housing codes or who fail to pay taxes on properties.

An even more potent weapon would allow municipalities, counties, community groups and individuals to sue delinquent landlords over serious property maintenance violations.

Unfortunately, a bill that would allow the state to deny deadbeat landlords various environmental and transportation permits was withdrawn from consideration when Democrats loaded it with disparate amendments, according to Mr. Perzel's office. It should be brought back next year.

Another measure worth passing is one that would set up a statewide computerized registry to track deadbeat landlords. That way counties and cities could coordinate their actions.

In addition to these punitive measures that would have helped put manners on bad property owners, the package should include the creation of a state-backed \$30 million loan guarantee fund that would encourage lenders in major cities to make loans to otherwise risky ventures in blighted areas.

Targeting slums for renewal should have been part of the 1999 agenda. It now needs to be put near the top of the legislature's work for 2000.

Wrightsville man gives people's touch to drafts of House GOP's legislation

By JOLI HARRINGTON
Daily Record correspondent

A Wrightsville resident is helping the state House Republican caucus shape legislation aimed at solving problems in local government and cities.

Effective governmental solutions to people's problems require the opinions of those affected, said Jeri Stumpf, executive director of the Local Government and Urban Affairs committees for the GOP caucus.

People should have more say on what happens within their municipalities much as they determine who will represent them, he



recently said.

Stumpf said he used his grassroots approach to government in a 1968 interview with then York Mayor John L. Snyder for the city planning director's position.

"Snyder had refused to hire a planner for six years," he said. "He was very conservative; he didn't like planners or planning."

Snyder opposed the concept of planners because he associated them with living in an ivory tower instead of in the real world where people's incomes are involved, Stumpf said.

Stumpf was offered the job during the interview and served as director for five years.

His reliance on comment from the public was reflected in his design of what is now Martin Luther King Park and West Hope Avenue Park, he said. Even though the National Guard was called in during the city's racial

problems in 1968, the neighborhood youth protected the park's construction equipment from vandalism, he said.

Stumpf, 46, was born in Dover, graduated from Central High School in 1962 and graduated from Dickinson College in Carlisle in 1966 with a bachelor's degree in political science.

Before his current position, he supervised planning contracts in eastern Pennsylvania with a Harrisburg consulting firm, Clifton E. Rogers and Associates.

Now he drafts original legislation at the request of Republican representatives. He also researches and gives advice on legal issues concerning what a municipality can and cannot do and why.

The legislation and advice revolve around municipal and planning codes, local taxation, property assessment, housing and

redevelopment issues, economic development, and how to finance street, sewer and water projects.

"If it happens in a municipali-

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CAUCUS: Legislation

Continued from 1B

ty, we deal with it," he said.

He began working for the caucus in 1973 after the Pennsylvania Economy League did a study of the state Legislature and recommended a professional staff be hired to draft legislation.

Stumpf said he was excited about being involved in passing good state laws from the beginning, rather than correcting the problems caused by poor legislation.

One of the issues his committee has been involved with is the lack of affordable housing.

Ever since Stumpf began the job, every governor has had a blue ribbon committee on housing, he said. Recommendations were made, but the reports sat on shelves and nothing happened, he said.

Stumpf said the people who know best about the issue are those who suffer from the problem and investment bankers, mortgage underwriters and executive directors of housing redevelopment authorities.

"These people never get plugged into the system where it has impact," he said. "Whenever there is a blue ribbon panel, these are not the people appointed."

Letters were mailed to 1,500 bankers, underwriters and housing authority officials seeking their ideas for new legislation. The letters said the Pennsylvania Legislature can only do so much on housing.

"We can't do much on the price of land or interest rates or labor costs, and we can't do much about material costs," Stumpf said. "What can we do to make housing more affordable in Pennsylvania?" he asked in the letters.

At an affordable housing forum at the University of Pennsylvania and the University of Pittsburgh, he heard testimony based on recommendations submitted by some of the 1,500 contacted. With that information in mind, he drafted a 14 bill affordable housing package. It recently was introduced in the House and is in committee.

Jail bad slumlords

Jeri Stumpf was in town this week. He brought a powerful message.

Unfortunately, the audience wasn't very large, but there were movers and shakers who listened and liked what they heard.

I did, too. So, I guess my contribution can be to spread the message. That's the one commodity we have in the newspaper business — ink.

Stumpf has roots in York County. He spent a summer, while a student at Dickinson College, working for the redevelopment authority. If I understood correctly, after graduation he became the first county planner.

He is currently the executive director of the House Urban Affairs Committee.

He certainly seems to be the right guy at the right time for small and large cities across Pennsylvania.

"If I rob a bank, I go to jail," Jeri told the group.

"But if I buy a city property, milk all of the equity out of it, allow it to decay before I allow it because I owe taxes or other liens, leading to neighborhood decay and lowered property values for other homeowners, meaning other taxpayers have to make up the difference, do I go to jail?"

The right answer should be yes, but we all know the answer is no.

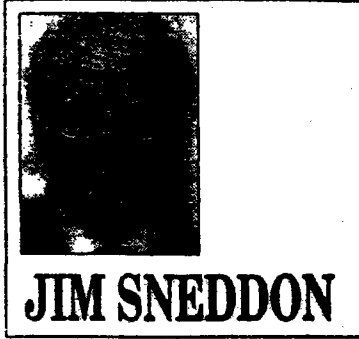
It sounded to me as if Jeri was making a very good point about stealing, but in Pennsylvania, if you are a landlord who wants to beat the system, you can steal from the taxpayers and have minimal consequences.

Early in the evening, Steven M. Hovis, assistant city solicitor, explained the penalties for code violations. He pointed out the maximum fine is \$500 for civil penalties and \$1,000 for criminal penalties. He noted how district justices seldom levied maximum fines.

He noted how difficult it is to cite out-of-town, out-of-state landlords. And he noted how difficult it is to collect the fines when they are ignored.

That seems to be a favorite tactic of slum landlords under the current codes in Pennsylvania: Ignore them and ignore the penalties.

Jeri underlined, however, the end result of consistent code vio-



lations.

"Urban blight is leading to the destruction of our cities," Jeri said.

The House Urban Affairs Committee held hearings last year examining the problem of blight and how to eradicate it, and how to expedite economic development in Pennsylvania's cities.

The committee produced an extensive report, which I'll devour in the coming weeks, but that report has led to bipartisan legislation in the House and Senate to address the issues of urban decay because of slum landlords.

Here are some aspects of the legislation:

Stiffen the fines. Make the penalty cumulative. If the \$1,000 fine is not paid after 30 days, the fine is increased by \$1,000 a day. After 90 days the offense becomes a misdemeanor, and landlords are sent to jail.

"Make it a crime," Jeri insists.

If it means going after landlords who live out of state, the legislature must find a way to deal with extradition.

"We do it with other crimes. We have to do it here, too," Jeri said.

Then he unveiled the power player in the current legislative approach.

"We are advocating going after all the assets of individual owners." Jeri's tone punctuated the word "all."

Currently, if legal action is brought against a property owner, it can only apply to the property in question. If that property is worthless, or has little economic value, there is no effective cudgel to force the property owner to respond.

If the property owner has a lot of assets, and a lot of properties, and those assets can be attached, it changes the playing field.

"Why should the landlord be allowed to have all those assets when he or she owes the taxpay-

ers?"

It's a good question. It gets back to the original point about thieves. It's also a reason why this legislation is bipartisan. Conservatives can support it because slumlords' practices rob taxpayers. Liberals can support it because the poor and cities get support.

Mortgage corporation? Jeri also made an interesting case for a Commonwealth Mortgage Guarantee Corporation.

I'm not sure about this stuff because I don't have any expertise here, and I worry about who is benefiting from tax write-offs, government guarantees etc.

But I can agree with several points.

If this corporation guarantees loans so that the private banking industry will be more likely to grant loans to minorities and others who have little capital, then it is likely to aid cities and the economy.

Jeri cited York Federal Savings and Loan as a major success story in York because it has been the catalyst to get various projects going in the city, creating a partnership between government, residents and businesses, and the banking industry.

I am less clear about the legislation and how nonprofits play a role. I am also uncertain if I can support the tax-free-zone legislation, because I'm not sure who benefits — the community, private investors, or both.

And I really worry about how the county plays a role in all this, particularly if it is going to get tax credits, because some of those tax credit revenues must come back to the city.

Most of the folks in attendance, however, seemed to feel that what they heard from Jeri was positive. I got the sense there were glitches here and there that need to be addressed, but the overall proposal is necessary to help cities deal with these problems.

As York City pushes forward with its vision for the year 2015, blight is a serious concern. I'm sure we're going to see efforts to deal with it at our level, but it sure would help if the legislature weighed in with some weapons.

Columns by James D. Sneddon, editor and publisher of The York Dispatch/York Sunday News, appear Sundays.

War against blight targets county slumlords

Catching Schuylkill thieves

By DONALD R. SERFASS
dserfass@tronline.com

When a slumlord allows a property to deteriorate, he lowers the value of all the neighboring properties - and that's the same as stealing.

"It can take 30 to 40 percent off the value of homes. That's what slumlords do in their communities," stated Jerry Stump, executive director, Pennsylvania House Urban Affairs Committee.

Stump spoke at a Tamaqua workshop held Wednesday in which officials from around Schuylkill County renewed their resolve to catch the slumlord criminals and obliterate blight along the way.

Stump spoke to 18 Tamaqua councilmen and representatives

from blight-stricken communities such as Girardville, Mahanoy City and Palo Alto.

Traditionally, he said, the Commonwealth viewed blight as a problem of cities like Philadelphia and Harrisburg. But now the state has come to realize that smaller urban areas like Tamaqua are impacted as well.

But, Stump says, there is light at the end of the tunnel in the form of bills soon to be introduced.

Perhaps the most promising is a bill that would allow municipalities to hit slumlords in the pocketbook.

"It's called private assessment attachment. If you own properties and you're in code violation or tax delinquency, then the municipality can deny

permits until the property is brought into compliance and taxes are paid," Stump explained.

The bill would utilize a computer registry and allow a municipality to go after the property owner's other assets, the ones making money.

However, Lori Bennick, Mahanoy City borough manager, pointed out that a few snags would still have to be ironed out before the idea would work, including the accuracy of records.

"The problem is that we run into fictitious names," Bennick reminded attendees.

Stump said another potential solution is in the form of a bill calling for creation of a mortgage guaranty corporation that

See **SCHUYLKILL** on Page 2



by Stump, executive director, Pennsylvania House Urban Affairs Committee, tells county officials in Tamaqua Wednesday that bills to address blight are expected to be introduced in Harrisburg. The legislation could go a long way toward stemming the problem of slumlords and dilapidated buildings, Stump said.

SCHUYLKILL: War against blight targets county slumlords

Continued from page 1

would serve as a catalyst for investment.

"If we had a Commonwealth mortgage guaranty corporation to back up loans, instead of \$200,000 we'd put up \$1 million in risk capital and then you can start doing things. It's important in terms of leveraging private capital," Stump pointed out.

Bennick indicated that Schuylkill County, with its large number of row homes, is

in a unique situation.

"We have so many insurance companies that will not insure row homes, especially if one in the row is dilapidated," Bennick said.

But Tamaqua businessman Bruce Hess advised Stump and the group that it's not necessary to re-invent the wheel.

"The state has a guaranty insurance company. All that's needed is to expand their power to write residential (policies)," Hess indicated.

Other blight-prevention tools

the Commonwealth is looking at include a receivership bill that would permit a rehabilitator to manage a blighted property to bring it up to code and a private right of action bill to address zoning violations.

There is also discussion advocating a state income tax credit for residential property owners who rehabilitate their property.

Dan Grow Jr., Schuylkill County solid waste & demolition coordinator, said the problem of blight is especially

prevalent in coal region towns "where the population has been on the decline since the 1920s and 30s, when coal died out."

Grow said the highly successful county program has demolished 94 structures and refurbished 32 adjoining properties in the past three years at a total cost of \$1,266,000.

In Tamaqua alone, properties at 336-338 Hazle St., 254 Van Gelder St. and 101 E. Union St. were demolished last year at a cost of \$61,050.

Expansion of KOZ plan draws praise

More types of businesses will get tax breaks by moving into specially designated zones, increasing employment.

By MARQUES C. HARPER

mharper@leadenvet

A bill signed into law by Gov. Tom Ridge this week will expand the Keystone Opportunity Zone Act and could strengthen the region's chances for serious downtown renewal projects and economic growth in the next decade, state officials say.

Sponsored by Republican state Reps. Joseph Gladeck and David G. Argall, the bill allows banks, insurance companies and other financial institutions to be qualified businesses under the KOZ initiative. That makes them eligible for tax breaks that were offered to businesses in the initial program.

The original KOZ program was started in 1999. Since then, more than 4,900 jobs have been created in the state, according to state officials.

Getting a KOZ means that municipalities, school districts and economic development agencies could attract businesses to an area by designating land free of most state and local taxes for 12 years.

In Luzerne and Lackawanna counties, the KOZ initiative has produced \$100 million in investment capital and more than 1,400 jobs, said Lee Namey, coordinator of the Luzerne/Lackawanna program.

Jeri E. Stumpf, executive director of the House Urban Affairs Committee, said Thursday that the new Keystone Opportunity Zone and Keystone Opportunity Expansion Zone Act clarifies several issues, including what a qualified business is.

Some officials say the program is critical for urban renewal. However, not every county and municipality applied to participate in a KOZ the first time around.

In an attempt to spark economic growth and aid further downtown redevelopment throughout the state, lawmakers decided to stretch the KOZ program and make it available to counties and municipalities that didn't previously apply.

Under the recently signed law, businesses such as railroads, truck, bus and airline companies and natural gas and water companies would be eligible for job-tax credits.

Here are highlights about the new KOZ program:

- The Keystone Opportunity Expansion Zone may contain up to eight expansion subzones. Expansion zones must consist of deteriorated property.

- An expansion subzone is a defined geographic area containing a minimum of 15 contiguous acres or a minimum of five contiguous acres in a rural area. However, expanded zones cannot exceed 1,500 acres.

- The act gives qualified subdivisions the option to require property owners to invest 50 percent of all real property tax savings in improvements.

Bill would make it easier to turn blighted sites over to nonprofits

By Bill Yingling

Business Journal Staff Writer

A move to crack down on slumlords, eradicate blight and cultivate economic development in its place is grinding forward in the Pennsylvania Legislature.

The House of Representatives recently adopted a series of proposals which could ultimately be part of an overall package of nearly 30 bills designed to encourage the improvement of decaying urban areas throughout the state.

The recent bills, which must also be approved by the Senate, would make it easier for local governments to turn over blighted properties to nonprofit organizations that plan to redevelop them into affordable housing or commercial development.

Under existing law, communities must put such properties out for public bid. But the proposed legislation would waive the bidding requirements in such transfers to nonprofits.

Public bidding can drive up the cost of acquiring real estate for nonprofits but the proposals are intended to keep the costs at a minimum so that they can spend more of their money on redevelopment, said Jeri E. Stumpf, executive director of the House Urban Affairs Committee.

The proposals stem from a 200-page report of the House Urban Affairs Committee earlier this year developed through a series of public hearings around Pennsylvania. The hearings were held in response to a House resolution calling for a study of blighted real estate across the state. Testimony was gathered in Philadelphia, Pittsburgh, Coatesville, Norristown, Tamaqua, Harrisburg and Allentown.

Some of the more pointed proposals to emerge from the process would make it a criminal offense to chronically neglect their real estate holdings.

"Basically we heard from all of these cities that, in essence, until somebody is threatened

with something as serious as serving jail time, they weren't taking seriously the constant citations of code violations," Stumpf said.

Under the proposal which passed the House Urban Affairs Committee on Oct. 10, if a slumlord failed to comply with municipal codes, cumulative daily fines could be imposed. And if that failed, and the owner refused to turn the property over to the local government, the landlord could be subject to a third-degree misdemeanor, which could carry a penalty of up to a year in jail.

"We haven't taken seriously enough what slumlords have done to our communities," Stumpf said.

The intent is to root out the most serious offenders, he said, those who do nothing but take a profit from their properties and invest nothing in the maintenance of the real estate. And if just one landlord in a neighborhood fails to maintain his property, all of the nearby owners can lose equity in their real estate, he said, a circumstance which he equated with robbery. And once one property begins to decay, the downward spiral of a neighborhood can begin.

"They've milked ever bit of profit out of it and put nothing back," Stumpf said.

"It's a cancer and it just spreads," he added. "It's not fair to businesses, investors and other property owners."

Other legislative ideas would establish a state mortgage guarantee corporation which would help leverage private investment in blighted areas. The committee is presently researching that concept.

"We just have to make it profitable to invest in our urban areas again," Stumpf said.

Cities may never again be the manufacturing hubs they once were in America, but they can still be cultural, commercial and residential hubs. But the key to revitalizing them, Stumpf said, is that the government must be creative.

"We believe the tide can be stemmed and that blight can be eliminated in this state," he said.

State panel promises help in city's war on blight

11/17/01

By Cynthia Burton
INQUIRER STAFF WRITER

At a hearing of the state House Urban Affairs Committee yesterday, legislators promised to give Mayor Street's blight program a boost by streamlining the state property-acquisition laws and severely punishing illegal dumpers.

"Whether it's education or blight elimination, we've got to talk," said the committee chairman, State Rep. George Kenney (R., Phila.). "We're the

state government and we're here to help."

The meeting, held at Temple University's Tomlinson Theater, was sparsely attended. But it gave the committee a chance for a wide-ranging, three-hour discussion with city blight-fighters.

Herbert Wetzel, executive director of the city's Redevelopment Authority, gave the committee some proposed legal language yesterday that would expand the definition of a

"blighted property."

Over the last few decades, 60,000 property owners abandoned their land, factories, and homes. Many have outstanding city liens on them, including liens for back taxes and for demolishing the abandoned homes.

But because of legal restrictions favoring property owners' rights and a cumbersome city bureaucracy, it takes at least two years to move a property into the hands of a new owner.

Kathleen Murray, special assistant to Council President Anna C. Verna, said it had taken from 1970 to 1998 to move a block of abandoned properties in Grays Ferry to neighbors for use as yards.

Under Wetzel's proposal, the city could confiscate a property if liens on it amounted to more than 1½ times the property's fair market value.

Kenney said he would push for the changes.

See **BLIGHT** on B3

BLIGHT from B1

Wetzel also asked the state to raise the fines on illegal dumpers. On the rare occasions when they are caught, dumpers are fined \$300. The fine "is cheaper than going to a proper disposal facility," Wetzel said.

In Detroit, the city can fine dumpers \$5,000 and impound their vehicles.

Kenney said the committee was already working on a bill that would make illegal dumping less profitable.

State Rep. Marie Lederer (D., Phila.) said she wanted a housing court, modeled on one in Pittsburgh, where fines on violators are used to fix or seal vacant homes.

"The city is falling apart and nobody takes our codes seriously," said City Councilman Michael Nutter. He said bringing code violations to city courts does not work because judges are dealing with many more serious problems, such as murders and

assaults.

Pointing out that the committee's three top members were Philadelphians, Lederer, who is the ranking Democrat, said "the city has a unique opportunity to affect this committee, so take advantage of it."

Her sentiments were echoed by State Rep. John Taylor (R., Phila.), the ranking Republican.

Most of the half dozen members at yesterday's event talked about communication.

Patricia L. Smith, director of the Mayor's Office of Neighborhood Transformation, said that she and her staff had talked with committee staffers or members at least twice in the last year.

Apparently, that was not enough for the committee, which is why Kenney decided to bring the hearing to Philadelphia as a symbolic gesture.

Cynthia Burton's e-mail address is cburton@phillynews.com.

House OKs bills to fight blight

The 17-bill anti-blight package would arm officials to punish negligent property owners and fund revitalization plans.

By Amy Worden

INQUIRER HARRISBURG BUREAU

HARRISBURG — The state House of Representatives yesterday passed legislation giving cities unprecedented tools to punish negligent property owners responsible for urban blight.

Hoping to stem flight to the suburbs by restoring cities and small towns, lawmakers overwhelmingly approved the 17-bill "anti-blight" package.

The core bills target slumlords by giving municipalities a wide range of powers to deny permits and licenses to those with outstanding code violations. One measure gives individuals and community groups legal standing to sue property owners over code violations.

The legislation, which now goes to the Senate for consideration, also includes financial incentives for local governments to revitalize downtown areas.

"We are sending the message to communities who need to clean up and improve their neighborhoods that [the legislature] is going to stand with you and give you more ammunition to take on these slumlords, shut them down, and penalize them," said State Rep. George Kenney (R., Phila.), sponsor of a bill giving specific permit-denial authority to Philadelphia.

With more than 55,000 blighted properties, including 31,000 vacant lots and 26,000 abandoned buildings, Philadelphia has the highest number of vacancies per capita of any major U.S. city, according to a recent Brookings Institute survey of 83 cities.

Kenney said the legislation could prevent costly cleanups such as Mayor Street's proposed \$250 million blight-removal program that calls for the demolition of 14,000 buildings.

"How did we get to this point?" he said. "We shouldn't have to wait until 50,000 properties are abandoned to do something about it."

House Majority Leader John Perzel (R., Phila.) called blight "an epidemic that has infected neighborhoods all across the city."

He said that unless decay was stopped it "eventually destroys the quality of life in any neighborhood it

Pa. House OKs anti-blight bills

BLIGHT from B1

One bill would track negligent property owners by establishing a statewide computer registry of housing-code violations.

The targets are the "egregious violators," said Jeri Stumpf, executive director of the House Urban Affairs Committee, "those who milk equity out of a building and leave the carcass to the neighborhood and leave the state and local government to clean it up."

The package could be called the 'clean up your act bill,'" said Joanne Denworth, executive director of 10,000 Friends of Pennsylvania, a statewide alliance of groups that advocates managed growth and urban revitalization.

Also included are bills aimed at reviving downtown commercial areas and adjacent neighborhoods.

One bill would make permanent the state's \$2.5 million Main Street Program, which awards grants to communities to help revitalize downtown commercial districts, largely through facade, lighting and sidewalk improvements.

Another bill would create the \$2.5 million "Elm Street Program," an initiative modeled after the Main Street Program and intended to build upon its improvements. The Elm Street Program seeks to rejuvenate residential neighborhoods that adjoin the commercial districts.

Fifteen of the 17 bills were approved by the House last session but never introduced in the Senate and had to be reintroduced.

State Sen. Charles Dent (R., Lehigh), chairman of the Senate Urban Affairs Committee, said he was confident that at least several of the bills would win Senate approval.

"I believe it will be fairly easy to arrive at a consensus, at least on the ones that come to my committee," he said. "Many of the bills seemed reasonable, and I will work hard to advance them."

Bill sponsors say that bolstering urban areas will stem the tide of suburban sprawl.

"If you don't help cities and towns, people will move out and we'll have more sprawl," Kenney said.

Local officials in Philadelphia's suburbs agreed.

"The best way to protect open space is to make some of the existing towns more attractive so people want to stay there and move there," Michael Stokes, assistant director for the Montgomery County Planning Commission, said.

Stokes said communities were powerless to combat slumlords.

"It's a real problem when landlords are delinquent on various improvements and there is almost nothing the municipality

can do," he said. "Then the landlord goes out and gets five more permits, and the municipality can't deny them."

Upper Darby recently established a property-maintenance task force to help clean up blighted areas and enforce code violations.

"It dovetails nicely into what we are doing on our own, and we welcome any support that we can receive," said Thomas Judge Jr., the township's chief administrative officer.

Next door in Millbourne Borough, similar efforts are under way in a 0.07-square-mile municipality with an increasing number of recent immigrants living in substandard housing.

"They understand that their living conditions aren't great, but they don't understand what their rights are," said Dru Staud, borough manager.

In Bensalem, where officials have bought and razed community eyesores, including an abandoned restaurant, planning director Matthew Takita applauded the legislation.

"We think the bills are a good thing," Takita said. "If it will obtain the end result of compliance and secure property, then we are in favor of it."

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Inquirer staff writer Kristin E. Holmes contributed to this article.



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

RECENTLY ENACTED URBAN BLIGHT LEGISLATION

Amend First Class Township Code (Act 64 of 1997) - Would waive current advertising and bidding requirements for the sale of real property owned by the township when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Amend Real Estate Tax Sale Law (Act 5 of 1998) - Would authorize third parties to satisfy tax claims held by a municipality against tax delinquent real property. Would also allow a municipality to petition the court of common pleas to prohibit the transfer of property sold at a judicial sale to any purchaser who has failed to comply with the local housing code.

Amend Third Class City Code (Act 44 of 1998) - Would waive current advertising and bidding requirements for the sale of real property owned by the municipality when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Amend Third Class City Code (Act 47 of 1998) - Would amend Section 2541 (Public Sale of Property to Satisfy Tax Claims) by making taxes "delinquent" thirty days after the final deadline for payment of such taxes for the current tax year.

Amend Third Class City Code (Act 48 of 1998) - Would repeal Section 2545 of the Code which provides for the redemption of real property sold at a judicial sale.

Amend Borough Code (Act 54 of 1998) - Would waive current advertising and bidding requirements for the sale of real property owned by the borough when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Keystone Opportunity Zones (Act 92 of 1998) - Proposal for tax-free zones in Pennsylvania to expedite economic development in urban centers, including those in rural areas. State and local taxes would be waived to act as incentive for economic revitalization in commercial and residential areas.

Amend Real Estate Tax Sale Law (Act 133 of 1998) - Would prohibit the completion of a sale to persons with delinquent real estate taxes or outstanding municipal utility bills and further provide for the discharge of claims by a third party.

Amend Housing Authorities Law (Act 134 of 1998) - Would prevent a housing authority from entering into a contract with a landlord until a tax certification notice has been presented annually indicating payment of all municipal, county and school district taxes.

Criminal Penalty Package (Act 135 of 1998) - This statute contains several elements of the proposals generated pursuant to the House Resolution 91 with respect to increased criminal penalty for serious code violation or tax delinquencies.

Amend Homeowners Emergency Mortgage Assistance Program (HEMAP) (Act 160 of 1998) - Reduced the amount of assistance available to individual homeowners so that more homeowners could be served by the program which is administered by the Pennsylvania Housing Finance Agency.

Downtown Location Law (Act 32 of 2000) - Would require DGS to establish guidelines to encourage State agencies to: 1) locate all new offices and facilities or; 2) enter into a lease of real estate for office purposes, in downtown areas.

Amend County Code (Act 73 of 2000) - Would waive the fair market value requirements on the sale of county real property to nonprofit corporations engaged in commercial development or affordable housing construction. This exemption would not apply, however, to property owned and operated by a county for a government purpose.

Amend Real Estate Tax Sale Law (Act 82 of 2000) - Would prohibit a landlord whose apartment license was revoked pursuant to a municipal ordinance from purchasing property at a real estate tax sale. In addition, the Act would allow a tax claim bureau to give the redevelopment authority, municipality in which the property is located, or designated agent for same, the right of first refusal in approving the discharge of any tax claims for property they are interested in obtaining.

Municipal Code and Ordinance Compliance Act (Act 99 of 2000) - Would require an individual who purchases a building or structure known to have one or more substantial building, housing, property maintenance or fire code violations which pose a threat to the public's health safety or property to abate the violations or demolish the building within 18 months from the date of purchase. In municipalities having low-income housing, not less than one-third of any fine levied for noncompliance must be used to support low-income housing in a manner determined by the municipality.

In addition, any purchaser of any lot or parcel known to have one or more substantial violations of municipal nuisance ordinances would be required to make a reasonable attempt to abate the nuisance within one year from the date of purchase.

Amend Pennsylvania Keystone Opportunity Zone Act (Act 119 of 2000) - Would make several language changes and clarifications to address technical concerns that have arisen since the implementation of the original Act in 1999. In addition, the Act would provide tax credit relief for banks and mutual thrifts; insurance companies; railroads; truck, bus, and airline companies; and natural gas and water transportation companies.

Professional References

PROFESSIONAL REFERENCES

Jack Garner, Jr., Executive Director
Pennsylvania League of Cities and Municipalities

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Paul Marchetti, Executive Director
Pennsylvania Infrastructure Investment Authority (PENNVEST)

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State Association of County Commissioners

Edward Troxell, Executive Director
Pennsylvania Boroughs Association

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