

Economic Opportunity Plan

Developer: Community Ventures

Project Name: My Place Germantown

1. Project Description

This project will include the new construction and/or rehabilitation of a former convent as twelve studio apartments for twelve formerly homeless men. The project site is located at 209 East Price Street, Philadelphia.

Community Ventures is a non-profit Community Based Development Organization and a Community Housing Development Organization, as certified by the Office of Housing and Community Development. At the end of construction, the property will be conveyed to My Place Germantown, Inc., a Pennsylvania non-profit corporation, which will own and operate the project after that point. Both corporations are charitable organizations and both are tax exempt under Section 501(c)(3) of the IRS Code.

2. Overall Project Goals

Community Ventures has established goals for participation by minority, disabled and women's business enterprises for each bid category to be used solely as a guide in determining bidder responsibility. These goals will be incorporated into the contracts signed by all contractors. They are as follows:

Employment & Hiring

Percentages of all project-related wages for new hires:

50% to local residents

33% to minority persons

10% to women

2% to disabled persons

Professional Services Contracting

50% of all soft development costs to local companies

15% of all soft development costs to MBE's

10% of all soft development costs to WBE's

2% of all soft development costs to DBE's

Construction Contracting

Percentage of all project-related construction contracting dollars:

50% to local companies

30% to MBE's

10% to WBE's

2% to DBE's

Supply Purchasing

Percentage of all project-related supplies/materials:

50% to local companies

15% to MBE's

10% to WBE's

2% to DBE's

3. Implementation Strategy

Community Ventures commits itself to fair and non-discriminatory business employment practices and, to the extent possible, to fair and non-discriminatory practices on the part of its subcontractors. It also commits itself to expanding employment opportunities for qualified female-, disabled- and minority-owned business enterprises. Community Ventures is aware that the Philadelphia Office of Economic Opportunity and the Redevelopment Authority strongly encourages and promotes through its Anti-Discrimination Policy Community Ventures' use of qualified, available Minority Business Enterprise (MBE), Women's Business Enterprise (WBE) and Disabled Business Enterprise (DBE) firms in all aspects of the procurement of goods and services.

Community Ventures is also aware that the Redevelopment Authority requires compliance with Section 3 of the Housing and Urban Development Act of 1968 and the Mayor's Executive Order 11246. These regulations require that, wherever possible, opportunities for training and employment must be given to lower income persons residing in the vicinity of the project location and that contracts for work in connection with the project must be awarded wherever possible to eligible businesses located in or owned in substantial part by residents in the vicinity of the project.

As an initial demonstration of Community Ventures' good faith effort to encourage minority and women business participation and Section 3 compliance, it has designated a liaison officer who will be responsible for developing and establishing a working relationship with the Philadelphia Office of Economic Opportunity and the Redevelopment Authority for the express purpose of complying with all applicable reporting and documenting requirements.

Community Ventures will notify businesses owned by minorities, women and disabled persons of contract opportunities through the following procedures:

1. Community Ventures will request a list of firms that are certified as MBE's, WBE's or DBE's by the City of Philadelphia and that undertake the particular type of construction or service being advertised or requested.
2. Community Ventures will place timely advertisements in general circulation media and minority focused media concerning general contracting opportunities that may be created.
3. Community Ventures will make available adequate information about plans, specifications, and requirements of the contract to interested MBE's, WBE's and DBE's in sufficient time for them to respond to the solicitation. This information will be supplied to those applying upon such terms as such information is generally made available.

Community Ventures will further provide each contractor obtaining plans and specifications with a list of businesses owned by minorities, women and disabled persons to be used in soliciting subcontract bids and bids for materials and services.

Prior to the start of construction, Community Ventures will require that its general contractor execute the Redevelopment Authority's Solicitation and Commitment Forms.

Community Ventures will submit a proposed budget indicating the anticipated cost of each budget line item and the dollar amount and percent of minority/ female/ disabled participation anticipated per line item.

Community Ventures will also submit a Contractor's Certification of Compliance with Section 3. Community Ventures will monitor all contractors to monitor Section 3 compliance for sub-contracting and supplies purchasing.

In the case that any hiring occurs as a result of this project, the procedure to maximize hiring and contracting opportunities for local residents and businesses will involve:

1. Requesting referrals for employees and subcontractors from local community-based organizations,
2. Facilitating contact between Susquehanna CDC and the general contractor in order to maximize local hiring.
3. PHA Residents will be notified of job opportunities in a manner to be specified by PHA. The General Contractor and all sub-contractors will be required to notify the PHA Apprenticeship Program of any such opportunities, which will be required by their Section 3 Workforce Needs/Manpower Certifications. These certifications will be provided to PHA.

Community Ventures will keep the RDA informed as to the progress of the bid process and will advise the RDA of the intended contractor selections and keep both RDA and PHA informed of the progress of local hiring.

4. Developer Experience

Community Ventures has demonstrated its commitment to the promotion of opportunities for minority and women's business enterprises in its completed and ongoing contracting activities. For many of its construction projects, it relied on Environmental Atelier, a Minority Business Enterprise (MBE) architecture firm and Trower, Brower & Johnson (TBJ), an MBE construction management firm. While acting as its own general contractor, Community Ventures hired Environmental Atelier and TBJ for design and construction management for the following projects: Francisville Associates (34 rental units), Francisville Rainbow (20 rental units), Francisville III (21 rental units), Francisville PHA (10 public housing units), Francisville IV-A (11 homeownership units) and Greenwich Whitman I (10 homeownership units). Community Ventures achieved participation rates for MBE construction subcontractors of well over 50% for all of its projects for which it acted as general contractor.

For its most recently completed housing developments, Francisville IV-B (11 homeownership units), Francisville VI (eight homeownership messages), Francisville Seniors (42 rental units), Greenwich Whitman II (13 homeownership units), Parkside I & II (26 homeownership units), Susquehanna Village (53 rental units) and Francisville HRP (7 homeownership units), Community Ventures did not act as general contractor, however, it monitored local hiring and cooperated fully with the RDA Economic Opportunity Office in an effort to maximize local, minority, female and disabled hiring and subcontracting.