



CITY OF PHILADELPHIA

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JAMES F. KENNEY
Mayor

March 25, 2022

Ms. Bridget Collins-Greenwald
Commissioner, Department of Public Property
City Hall, Room 790
Philadelphia, PA 19107

SENT VIA INTEROFFICE MAIL AND ELECTRONIC MAIL

Subject: Approval of deeds for City-owned properties conveyed pursuant to Chapter 16-400 of The Philadelphia Code

Dear Commissioner Collins-Greenwald,

I refer you to the letter I sent to you, dated February 13, 2020 (the "**February 2020 Letter**"). The February 2020 Letter served as my directive to you regarding your approval of deeds for the conveyance of City-owned properties to be conveyed pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code. The Philadelphia City Council passed, and I signed, Bill No. 190606-AA (the "**Amendment**") which, among other things, amended Chapter 16-400 of the Philadelphia Code.

This letter serves two (2) purposes: (i) to rescind my directive to you contained in the February 2020 Letter; and (ii) to clarify that you are authorized to execute deeds for the conveyance of City-owned properties in accordance with the Amendment to the Philadelphia Redevelopment Authority or the Philadelphia Land Bank so long as any subsequent transfer of such City-owned properties by the Philadelphia Redevelopment Authority or the Philadelphia Land Bank, as applicable, to any transferee (other than the Philadelphia Housing Authority ("**PHA**"), the Philadelphia Housing Development Corporation ("**PHDC**"), the Philadelphia Industrial Development Corporation ("**PIDC**"), the Philadelphia Authority for Industrial Development ("**PAID**"), and any of their respective affiliates (collectively, "**City Related Entities**")) includes the following restrictions on such transferee as part of the deed, declaration, mortgage or property development agreement/redevelopment agreement recorded in conjunction with such transfer:

1. A restriction requiring the transferee to provide an irrevocable power of attorney, coupled with an interest, appointing the grantor (the City, the Philadelphia Redevelopment Authority or the Philadelphia Land Bank, as applicable, or their respective designees) as true and lawful attorney-in-fact for the transferee to enter into and take possession of such property, with other necessary provisions, in the event of a failure by the transferee to comply with any term or condition established in connection with transfer of title.
2. A restriction requiring that failure of compliance with any term or condition established in connection with transfer of title by the transferee will cause title to the property to revert to the ownership of the City of

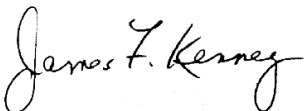
Philadelphia, the Philadelphia Redevelopment Authority or the Philadelphia Land Bank, as applicable, automatically, without any conveyance thereof being required, upon notice that such failure exists and such failure is not remedied by the expiration of any applicable cure period.

3. For properties being conveyed for residential or commercial development, a restriction requiring the transferee to commence construction of the improvements no later than six (6) months after settlement and to complete construction within eighteen (18) months after settlement, unless a longer term is authorized by the Philadelphia Redevelopment Authority's Board of Directors or the Philadelphia Land Bank's Board of Directors, as applicable, within the initial authorization of the development or through the approval of an extension.
4. For properties being conveyed for use as side/rear yards and community gardens, a restriction requiring the transferee to commence construction of the improvements within one (1) month after settlement and to complete the improvements within two (2) months, unless a longer term is authorized by the Philadelphia Redevelopment Authority's Board of Directors or the Philadelphia Land Bank's Board of Directors, as applicable, within the initial authorization of the development or through the approval of an extension.
5. A restriction requiring the transferee following settlement to maintain the premises and the improvements in such condition as to remove and keep out the elements of blight and enforce adequate safeguards for proper maintenance.
6. A restriction requiring that: (i) no person shall be deprived of the right to live in the premises because of race, creed, color, national origin, gender, sexual orientation, or disability; and (ii) there shall be no discrimination against any person in the use or sale of the premises because of race, creed, color, national origin, gender, sexual orientation, or disability.

This directive, which shall apply only to transferees other than City Related Entities, shall be effective as of the date first detailed above, shall remain in effect and shall bind any successor commissioners until such time as it is terminated, in writing, by me or my successor.

Should you have any questions, please feel free to contact my Chief of Staff, James Engler.

Sincerely,



James F. Kenney
Mayor

cc: Tumar Alexander, Managing Director
Anne Fadullon, Director of Planning and Development
Diana P. Cortes, City Solicitor
Angel Rodriguez, Senior Vice President of Land Development, PHDC