

**Board of Directors Meeting**

**December 8, 2016**

**3:30 p.m.**

**Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of November 21, 2016
4. Election of 11th Board Member, Officers & Appointment of Committee Members
5. Approval of 2017 Board Meeting Schedule
6. Update on Property Transfers
7. Authorization of staff person for execution/attestation of documents
8. Acquisitions
9. Dispositions
  - PHA Norris
  - Civetta
  - 2919 Oakdale Street
10. Adjournment

**This meeting is open to the public**

# **PHILADELPHIA LAND BANK**

## **BOARD MEETING MINUTES**

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A Rescheduled Regular meeting of the Board of Directors of the Philadelphia Land Bank was held on Monday, November 21, 2016 commencing at 3:06 p.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

### **CALL TO ORDER**

Ms. Rashid called the meeting to order at 3:06 p.m.

### **Agenda Item 1 Roll Call**

The following members of the Board of Directors reported present: Majeedah Rashid, Chair; Jennifer Kates, Secretary; Paulette Adams, Anjali Chainani, Christian Dunbar, Michael Koonce, Frederick Purnell and Angel Rodriguez (arrived at 3:30 p.m.).

The following members of the Board of Directors were not present: Richard DeMarco, Anna Shipp and Courtney Voss.

The following staff members were present: Tania Nikolic, Nicholas Scafidi, Esq., Christi Jackson, Andrea Saah, Darren Williams, Gregory Heller, PRA, Anne Fadullon, Office of Planning and Development, Catherine Califano, Office of Planning and Development and Elizabeth Bonaccorso.

Public Attendees: The list of public attendees is attached to these minutes.

A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

### **Agenda Item 2 Public Comment**

Ms. Rashid asked if any member of the public wished to comment upon any item on the Board's agenda. No attendee responded to Ms. Rashid's invitation to comment.

**Agenda Item 3**  
**Announcements**

Ms. Rashid announced that today's meeting is a Rescheduled Regular Board meeting. The next Board meeting to be held on December 8, 2016 will be the Board's Annual Meeting.

**Agenda Item 4**  
**Approval of Board Minutes**

Ms. Rashid called for a motion to approve the minutes of the Board meeting of October 13, 2016.

Upon motion made and duly seconded, the minutes were approved as presented.

**Agenda Item 5**  
**Updates**

**Property Transfers**

Ms. Nikolic distributed a report showing the inter-agency properties being transferred to the Land Bank, colored coded to show properties with legal description issues, properties moving through the process without issue, and deeds ready to be recorded. Ms. Nikolic further stated that by the end of January 2017 there should be approximately 2,150 properties in the Land Bank's inventory.

**Website**

Ms. Nikolic informed the Board that Darshna Patel from the Office of Planning and Development is working with Land Bank staff on developing the new Land Bank website. Ms. Nikolic will report back to the Board in December with progress on the site which is being modeled on realtor.com functionality. We will obtain feedback from the Board and then complete development of an alpha site sometime in January 2017.

Ms. Kates asked if any of the stakeholders, including City Council, will be involved during development. Ms. Nikolic responded that both groups will be consulted and we expect that Council will be provided a desktop application of LAMA that will allow access to the status of approvals for properties owned by the housing agencies.

**Neighborhood Garden Trust Report on Community Garden and Open Space**

Ms. Jackson advised the Board that in 2015 the City of Philadelphia was awarded funding through the Center of Diseases and Control under the ATSDR Grant. The award was given to

the Department of Public Health, who then partnered with the Mayor's Office of Sustainability, Philadelphia Food Policy Advisory Council, Department of Parks and Recreation, the University of Pennsylvania and the Philadelphia Land Bank. She then provided the following summary of the report:

The grant provided resources for the following tasks: identify existing and potential gardens, review gardening practices, inspect and evaluate gardens, identify gardens with potential environmental concerns, review all applications and provide education resources along with preservation, creation of transparent practices and education of safe practices.

Correspondence was sent to 400 applicants and we learned that many applications were for community based gardens not individual gardens. Multiple applications were submitted for multiple parcels of land which were not in public ownership. While many gardens were used by communities, they were not able to obtain insurance and therefore would not be eligible for a garden lease under the Land Disposition Policy.

13 gardens have a strong longevity with community partnerships. Those in public ownership can be transferred to the current users who are able to obtain the required insurance. For those properties in private ownership; staff would consider acquiring and transferring these properties if they are brought to sheriff sale.

The full report will be submitted to the CDC's. and to the Board.

#### **Agenda Item 6** **Approval of FY 2016 Audited Financial Statements**

Mr. Warren Brody along with Mr. Digesh Patel and Matthew Daly from the audit firm, Mercadien, P.C., attended the meeting. Mr. Brody thanked the Board for the invitation to present the audit and thanked staff for their assistance. Mr. Brody stated that this was a "clean opinion" which is the highest class of audit finding.

Mr. Dunbar asked how the Land Bank's real [property assets are being valued. Ms. Nikolic replied at this time we are using OPA values. Mr. Brody stated that in the future the Land Bank may need to establish a reserve fund.

Ms. Rashid called for a motion to approve the FY 16 Audited Financial Statements. Upon motion made and duly seconded the Motion was approved as follows:

#### **RESOLUTION NO. 2016 - 18**

#### **RESOLUTION APPROVING PHILADELPHIA LAND BANK AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2016**

**WHEREAS**, the Land Bank Act, 68 Pa.C.S.A. § 2101, *et seq.*, requires the Philadelphia Land Bank to prepare an annual financial audit for submission to the Department of Community and Economic Development and Philadelphia City Council;

**WHEREAS**, the Land Bank has engaged the audit firm of Mercadien, P.C., Certified Public Accountants, to audit the Land Bank's financial statements for Fiscal Year 2016;

**WHEREAS**, Mercadien has issued its Independent Auditor's Report; and

**WHEREAS**, the Land Bank Board has reviewed, and desires to accept, the Independent Auditor's Report.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank that:

1. The Independent Auditor's Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Year Ended June 30, 2016 is hereby accepted.
2. Land Bank staff is directed to submit the Auditor's Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.

#### **Agenda Item 7**

#### **Land Bank 2016 Strategic Plan and Performance Report – for Discussion Only**

Ms. Rashid asked who will present the Land Bank 2016 Strategic Plan and Performance Report. Ms. Nikolic replied Ms. Catherine Califano.

Ms. Califano provided an overview of the proposed Land Bank 2016 Strategic Plan which consisted of information pertaining to housing market conditions in Philadelphia, proposed land disposition and acquisition policies and procedures, and a process for identifying properties to acquire with Land Bank resources.

At this time, Mr. Rodriguez joined the meeting already in progress.

The Board members commented upon the proposed Plan and Performance Report. Some of those comments follow:

Ms. Adams asked how we will assist a homeowner who must consolidate their home with the sideyard. Mr. Scafidi replied that we are exploring ways to help those homeowners, but that costs, particularly survey expenses, may be an obstacle.

Ms. Kates asked when the plan would be given to the public. Ms. Califano said that the plan will be shared with interested groups and that presentations are being scheduled.

Members of the Board commented that the Plan should better define low-income and affordable categories.

Ms. Adams asked whether a business which desires to expand needs to have common ownership of the real property on which the business operates and the business entity itself. Ms. Califano responded that we should consider that adjustment to the policy.

There being no further business to come before the Board, Ms. Rashid declared the meeting adjourned at 4:09 p.m.

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SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Regular Rescheduled Meeting, Monday, November 21, 2016

3:00 PM

GUEST SIGN-IN SHEET

NAME

COMPANY

E-MAIL ADDRESS

1) Leah Brummett

2) Vedara Pate

3) Ori Feibus

4) Evan Simmons

5) Winnie Branton

6) Beth McConnell

7) Noah Lettich

8) Amy Laura Cailo

9) Greg Heller

10) WARREN BRODY

11) DIGESH PATEL

PRA

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Pate

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acahnc@pubintlaw.org

PRA

Mercadien

Mercadien

NAME

12) MATTHEW DALY

13)

14)

15)

16)

17)

18)

19)

20)

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25)

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27)

28)

E-MAIL ADDRESS

MERCADIER

COMPANY



**RESOLUTION NO. 2016 -**

**RESOLUTION APPOINTING ELEVENTH MEMBER OF PHILADELPHIA LAND  
BANK BOARD OF DIRECTORS**

**WHEREAS**, on December 18, 2013, the Mayor of the City of Philadelphia signed Bill No. 130156-A as previously adopted by Philadelphia City Council and codified at Chapter 16-700 of the Philadelphia Code, which authorized the creation of the Philadelphia Land Bank (the “Land Bank Ordinance”);

**WHEREAS**, the Land Bank Ordinance states that the Land Bank shall be governed by a Board of Directors comprised of eleven members, five of whom shall be appointed by the Mayor, five of whom shall be appointed by City Council and one member who shall be appointed by majority vote of the other members;

**WHEREAS**, the Mayor and City Council have each appointed five members to the Land Bank Board of Directors and the Board now desires to appoint the eleventh member of the Board; and

**WHEREAS**, the Board has accepted nominations for individuals to serve as its eleventh member and has approved the appointment of \_\_\_\_\_ as a member of the Board.

**NOW THEREFORE, BE IT RESOLVED** by majority vote of the Board of Directors of the Philadelphia Land Bank that \_\_\_\_\_ is hereby appointed as the eleventh member of the Board to serve a term concurrent with, and at the pleasure of, the appointing authority, or until \_\_\_\_\_ successor is duly elected and has qualified.

**RESOLUTION NO. 2016 -**

**RESOLUTION ELECTING OFFICERS OF PHILADELPHIA LAND BANK**

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that the following members of the Board are elected as Officers of the Philadelphia Land Bank in the following capacities, to hold office for the later of one year or until their successors are duly elected and have qualified:

Chair:

Vice Chair:

Secretary:

Treasurer:

## **RESOLUTION NO. 2016 –**

### **RESOLUTION APPOINTING A STANDING FINANCE COMMITTEE**

**WHEREAS**, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

**WHEREAS**, the Board desires to appoint a standing committee to review and analyze the financial matters, performance and operations of the Land Bank.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank that:

1. A Standing Finance Committee is appointed with the following members:
  
2. The Finance Committee shall:
  - (i) Meet as often as it deems necessary or appropriate;
  - (ii) Stay informed of the Land Bank's financial status and operations;
  - (iii) Assist Land Bank staff in developing and implementing financial policies and practices and its banking relationships;
  - (iv) Assist Land Bank staff with selection of auditors and preparation of annual audits;
  - (v) Assist Land Bank staff with preparation of an annual budget and conduct quarterly review of current year budgets;
  - (vi) Request and review reports on financial performance and such other matters as necessary to assure the financial well-being of the Land Bank;
  - (vii) Perform such other duties as requested by the Board.

**RESOLUTION NO. 2016 -**

**RESOLUTION APPOINTING COMMITTEE TO STUDY AND RECOMMEND  
CERTAIN POLICIES FOR GOVERNANCE AND OPERATION OF THE  
PHILADELPHIA LAND BANK**

**WHEREAS**, the Commonwealth's enabling legislation for the Philadelphia Land Bank provides that a land bank may adopt rules necessary to govern the conduct of a land bank;

**WHEREAS**, the Ordinance adopted by Philadelphia City Council and signed by the Mayor of the City of Philadelphia creating the Philadelphia Land Bank requires the Land Bank to develop policies consistent with the requirements of that Ordinance, to adopt strict ethical standards for Land Bank board members and employees, and to promulgate rules addressing and protecting against potential conflicts of interests;

**WHEREAS**, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

**WHEREAS**, the Board desires to appoint a Standing Committee to study the organizational, governance and operational policies which should be developed and considered for adoption by the entire Board.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank that:

1. A Standing Policy Committee is appointed with the following members:
  
2. The Policy Committee shall (i) determine the categories and general content of policies and rules required by legislation affecting the Land Bank; (ii) consider other policies and rules that would best serve the public mission and operation of the Land Bank; and (iii) recommend to the entire Board of Directors the manner and priority for adoption of specific policies and rules.

**RESOLUTION NO. 2016 –**

**RESOLUTION APPOINTING COMMITTEE TO OVERSEE PREPARATION OF  
PHILADELPHIA LAND BANK STRATEGIC PLAN**

**WHEREAS**, Chapter 16-700 of the Philadelphia Code, entitled “Philadelphia Land Bank,” requires the Board of Directors of the Land Bank to develop annually a strategic plan to guide the acquisition, maintenance and disposition of Land Bank properties;

**WHEREAS**, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

**WHEREAS**, the Board desires to appoint a Standing Committee to coordinate and guide the preparation of the Land Bank’s annual Strategic Plan and Performance Reports for submission to City Council.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank that:

1. A Standing Strategic Planning Committee is appointed with the following members:
  
  
  
  
  
  
  
  
  
  
2. The Strategic Planning Committee shall (i) oversee the development of the Land Bank’s annual Strategic Plan and Performance Reports, (ii) coordinate the public hearing on the Plan and Reports, (iii) recommend to the entire Board whether to approve the Plan and Reports, and (iv) perform such other actions necessary to assure compliance with Chapter 16-700 of the Philadelphia Code and approval of the Strategic Plan by City Council.



1234 Market St., 17<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

**Board of Directors**

**2017 Meeting Schedule**

**All meetings are held at 3:30 p.m.**

**in the 17th Floor Boardroom of 1234 Market Street**

**January 12**

**February 9**

**March 9**

**April 13 (April 11th is 1st Day of Passover & April 14th is Good Friday)**

**May 11**

**June 8**

**July 13**

**August 10**

**September 14**

**October 12**

**November 9**

**December 14**

**RESOLUTION NO. 2016 -**

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF  
REGULAR BOARD OF DIRECTORS MEETINGS FOR 2017**

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank that the Schedule of Regular Board Meetings for calendar year 2017 attached as Exhibit A is hereby adopted and public notice of such schedule shall be given as required by the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*

## Philadelphia Land Bank Parcel Reconciliation Report, December 2, 2016

Status of the 2206 properties approved for transfer to the Philadelphia Land Bank

PLB Approved Inter-Agency Transfers Status	CITY	PHDC	PRA	TOTAL
Deeds Completed & Transferred to PLB as of 12/2/2016	933	652	1	1586
Deeds Remaining to be Transferred to PLB	261	105	254	620

Of the remaining to be transferred, the following outlines the process & status:

Milestones for Deeds Remaining to be Transferred to PLB	CITY 261*	PHDC 105*	PRA 254	TOTAL	PLB
1 Vesting deed being researched (PUB, PHDC, PRA)	4	0	14	18	
2 Legal Description has been translated via OCR program (PUB, PHDC, PRA)	0	0	0	0	
3 Legal description has been reviewed by fellows and problems are being resolved (PUB, PHDC, PRA)	35	26	18	79	
4 Deed exhibit has been drafted, under City attorney review (PUB, PHDC)	71	19		90	
5 Deed exhibit under DOR review (PUB, PHDC, PRA)	1	6	14	21	
6 Deed exhibit has been reviewed by DOR (PUB, PHDC, PRA)	0	0	208	208	
7 Second deed exhibit has been drafted (PUB ONLY)	26			26	
8 Deed has been sent for execution (PUB/PRA, PHDC, PRA)	124	54	0	178	
9 Deed is being recorded (PUB/PRA, PHDC, PRA)	0	0	0	0	
Deeds recorded between Nov. 18 and Dec. 2, 2016	69	65		134	1602 <sup>#</sup>
Deeds to be recorded as of December 23, 2016	148	79			
Deeds to be recorded as of January 31, 2016	73	25	222		

\* 2 City properties require Council approval, and another 19 City properties require PRA board approval. 55 PRA properties require City Council approval.

# The total number of properties in the land bank includes 16 properties acquired via sheriff sale.

NOTE: 22 additional City properties and 3 additional PRA properties were approved for inter-agency transfer but will not be transferred due to already planned sales or transfers by the owning agency.





1234 Market St., 17<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

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## MEMORANDUM

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Date: December 8, 2016  
To: Board of Directors  
From: Nicholas Scafidi  
Re: Authority to Execute Documents

In the routine business of the Land Bank, we are required to execute and attest certain documents that the Board has authorized, either by specific resolution or under the authority which the Board has delegated to the Executive Director. These documents would include deeds, the Land Bank's Purchase and Development Agreement, contracts, leases, rights of entry and Certificates of Completion, among similar documents.

The proposed resolution identifies those staff positions within the Land Bank who would be granted the authority to execute such documentation, namely, the Executive Director, General Counsel, Director of Property Management and Director of Real Estate. The proposed resolution would only permit these individuals to sign documents related to approved transactions.

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING PERSONNEL TO EXECUTE DOCUMENTATION  
ON BEHALF OF PHILADELPHIA LAND BANK**

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that the following Land Bank staff are authorized to execute and deliver on behalf of the Land Bank all deeds, leases, rights of entry, agreements, contracts, instruments, assignments, certifications, attestations and other documents which have been authorized by the Board by specific resolution or pursuant to Board action delegating certain authority to the Land Bank Executive Director:

Executive Director  
General Counsel  
Director of Property Management  
Director of Real Estate

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**MEMORANDUM**

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Date: December 8, 2016  
To: Board of Directors  
From: Nicholas Scafidi  
Re: Acquisition of Tax Foreclosure Properties

One of the Land Bank's goals is to facilitate the acquisition and reuse of vacant, tax delinquent property using authority granted by the Pennsylvania Land Bank Act of 2012 and the Philadelphia Land Bank Ordinance of 2013 which allow a land bank to make a priority bid to acquire tax delinquent properties.

Coordinating with the Office of Planning and Development and the City's Finance, Revenue and Planning Departments, staff has identified tax delinquent properties that the Land Bank should acquire to fulfill its mission. These properties are identified in the Exhibit attached to this memorandum.

We expect that these properties, once acquired, will be conveyed to meet the several uses identified in the Land Bank's Strategic Plan, including affordable housing, workforce housing, market rate development, business expansion, mixed-use development, community gardens and open space, and side yards. It is estimated that:

- 42% of the properties could support affordable housing (including very low, low and moderate income households defined by the Department of Housing and Urban Development guidelines);
- 22% are responsive to resident requests for side yards in eligible areas;
- 16% can be sold for fair market value to support business expansions, residential and mixed use developments;
- 13% for affordable home ownership to support the expansion of City Council's Workforce Housing Program; and
- 7% to preserve existing community gardens and open space.

Several properties are scheduled for sale this month, and others are expected to be listed for sheriff sale throughout 2017.

We therefore request that the Board authorize the Land Bank to bid for and acquire those properties identified on the attached Exhibit as each property is listed for sheriff sale.

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
1940 WHARTON ST	Affordable/Low Income Housing
4114 HAVERFORD AVE	Affordable/Low Income Housing
4116 HAVERFORD AVE	Affordable/Low Income Housing
4118 HAVERFORD AVE	Affordable/Low Income Housing
4405 BROWN ST	Affordable/Low Income Housing
4407 BROWN ST	Affordable/Low Income Housing
622 N SHEDWICK ST	Affordable/Low Income Housing
624 N SHEDWICK ST	Affordable/Low Income Housing
713 N SHEDWICK ST	Affordable/Low Income Housing
707 N 35TH ST	Affordable/Low Income Housing
717 N 35TH ST	Affordable/Low Income Housing
1335 S 46TH ST	Affordable/Low Income Housing
713 S 51ST ST	Affordable/Low Income Housing
717 S 51ST ST	Affordable/Low Income Housing
5137 DELANCEY ST	Affordable/Low Income Housing
8327 RIDGE AVE	Affordable/Low Income Housing
8329 RIDGE AVE	Affordable/Low Income Housing
5655 GAINOR RD	Affordable/Low Income Housing
722 N 63RD ST	Affordable/Low Income Housing
1206 LEMON ST	Affordable/Low Income Housing
1208 LEMON ST	Affordable/Low Income Housing
920 EDGLEY ST	Affordable/Low Income Housing
910 W SUSQUEHANNA AVE	Affordable/Low Income Housing
912 W SUSQUEHANNA AVE	Affordable/Low Income Housing
2102 N 9TH ST	Affordable/Low Income Housing
2108 N 9TH ST	Affordable/Low Income Housing
2110 N 9TH ST	Affordable/Low Income Housing
2122 N 9TH ST	Affordable/Low Income Housing
2126 N 9TH ST	Affordable/Low Income Housing
2103 N PERCY ST	Affordable/Low Income Housing
2105 N PERCY ST	Affordable/Low Income Housing
2113 N PERCY ST	Affordable/Low Income Housing
2125 N PERCY ST	Affordable/Low Income Housing
2149 N PERCY ST	Affordable/Low Income Housing
2102 N PERCY ST	Affordable/Low Income Housing
2104 N PERCY ST	Affordable/Low Income Housing
2106 N PERCY ST	Affordable/Low Income Housing
2148 N PERCY ST	Affordable/Low Income Housing
2150 N PERCY ST	Affordable/Low Income Housing
1634 W SUSQUEHANNA AVE	Affordable/Low Income Housing
1636 W SUSQUEHANNA AVE	Affordable/Low Income Housing
1638 W SUSQUEHANNA AVE	Affordable/Low Income Housing
1646 W SUSQUEHANNA AVE	Affordable/Low Income Housing
2041 N 19TH ST	Affordable/Low Income Housing

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
2045 N 19TH ST	Affordable/Low Income Housing
2129 N 19TH ST	Affordable/Low Income Housing
2147 N 19TH ST	Affordable/Low Income Housing
2151 N 19TH ST	Affordable/Low Income Housing
1513 W FLORA ST	Affordable/Low Income Housing
1515 W FLORA ST	Affordable/Low Income Housing
1609 W FLORA ST	Affordable/Low Income Housing
1611 W FLORA ST	Affordable/Low Income Housing
1615 W FLORA ST	Affordable/Low Income Housing
1524 W STILES ST	Affordable/Low Income Housing
1526 W STILES ST	Affordable/Low Income Housing
258 DIAMOND ST	Affordable/Low Income Housing
260 DIAMOND ST	Affordable/Low Income Housing
264 DIAMOND ST	Affordable/Low Income Housing
270 DIAMOND ST	Affordable/Low Income Housing
2034 N FRONT ST	Affordable/Low Income Housing
2051 HOPE ST	Affordable/Low Income Housing
2017 N BODINE ST	Affordable/Low Income Housing
2016 N BODINE ST	Affordable/Low Income Housing
2018 N BODINE ST	Affordable/Low Income Housing
2022 N BODINE ST	Affordable/Low Income Housing
2058 N BODINE ST	Affordable/Low Income Housing
2021 N 3RD ST	Affordable/Low Income Housing
2047 N 3RD ST	Affordable/Low Income Housing
2049 N 3RD ST	Affordable/Low Income Housing
1916 N 3RD ST	Affordable/Low Income Housing
1918 N 3RD ST	Affordable/Low Income Housing
1934 N 3RD ST	Affordable/Low Income Housing
1942 N 3RD ST	Affordable/Low Income Housing
1944 N 3RD ST	Affordable/Low Income Housing
1946 N 3RD ST	Affordable/Low Income Housing
1952 N 3RD ST	Affordable/Low Income Housing
1956 N 3RD ST	Affordable/Low Income Housing
2022 N 3RD ST	Affordable/Low Income Housing
2040 N 3RD ST	Affordable/Low Income Housing
2054 N 3RD ST	Affordable/Low Income Housing
1911 N ORIANNA ST	Affordable/Low Income Housing
1913 N ORIANNA ST	Affordable/Low Income Housing
1919 N ORIANNA ST	Affordable/Low Income Housing
1921 N ORIANNA ST	Affordable/Low Income Housing
1925 N ORIANNA ST	Affordable/Low Income Housing
1939 N ORIANNA ST	Affordable/Low Income Housing
1941 N ORIANNA ST	Affordable/Low Income Housing
1945 N ORIANNA ST	Affordable/Low Income Housing

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
1947 N ORIANNA ST	Affordable/Low Income Housing
1949 N ORIANNA ST	Affordable/Low Income Housing
1953 N ORIANNA ST	Affordable/Low Income Housing
1955 N ORIANNA ST	Affordable/Low Income Housing
1957 N ORIANNA ST	Affordable/Low Income Housing
1959 N ORIANNA ST	Affordable/Low Income Housing
2430 WATERLOO ST	Affordable/Low Income Housing
2445 N FRONT ST	Affordable/Low Income Housing
516 PIERCE ST	Affordable/Low Income Housing
1311 N MYRTLEWOOD ST	Affordable/Low Income Housing
1329 N 08TH ST	Affordable/Low Income Housing
1332 N MYRTLEWOOD ST	Affordable/Low Income Housing
1338 N FRANKLIN ST	Affordable/Low Income Housing
1403 N PERTH ST	Affordable/Low Income Housing
1414 N MYRTLEWOOD ST	Affordable/Low Income Housing
1417 N 08TH ST	Affordable/Low Income Housing
1422 N MYRTLEWOOD ST	Affordable/Low Income Housing
1432 N MYRTLEWOOD ST	Affordable/Low Income Housing
1434 N MYRTLEWOOD ST	Affordable/Low Income Housing
1442 N MYRTLEWOOD ST	Affordable/Low Income Housing
1444 N MYRTLEWOOD ST	Affordable/Low Income Housing
1446 N MYRTLEWOOD ST	Affordable/Low Income Housing
1447 N 08TH ST	Affordable/Low Income Housing
1450 N MYRTLEWOOD ST	Affordable/Low Income Housing
1502 N HOLLYWOOD ST	Affordable/Low Income Housing
1515-17 W THOMPSON ST	Affordable/Low Income Housing
1547 N FRANKLIN ST	Affordable/Low Income Housing
1549 N 09TH ST	Affordable/Low Income Housing
1551 N 09TH ST	Affordable/Low Income Housing
1714 SEYBERT ST	Affordable/Low Income Housing
1716 SEYBERT ST	Affordable/Low Income Housing
2701 JEFFERSON ST	Affordable/Low Income Housing
614 MASTER ST	Affordable/Low Income Housing
742 MASTER ST	Affordable/Low Income Housing
1606 WILLINGTON ST	Affordable/Low Income Housing
1450 N DOVER ST	Affordable/Low Income Housing
2478 EMERALD ST	Market Rate
2480 EMERALD ST	Market Rate
2057 AMBER ST	Market Rate
2554 FRANKFORD AVE	Market Rate
2556 FRANKFORD AVE	Market Rate
2040 TRENTON AVE	Market Rate
2042 TRENTON AVE	Market Rate
2107 E DAKOTA ST	Market Rate

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
2109 E DAKOTA ST	Market Rate
1900 E CUMBERLAND ST	Market Rate
1902 E CUMBERLAND ST	Market Rate
2361 HOPE ST	Market Rate
2363 HOPE ST	Market Rate
2365 HOPE ST	Market Rate
1335 N FRANKLIN ST	Market Rate
930 N 13TH ST	Market Rate
932 N 13TH ST	Market Rate
942 N 13TH ST	Market Rate
619 W GIRARD AVE	Market Rate
708 MASTER ST	Market Rate
744 MASTER ST	Market Rate
1431 OGDEN ST	Market Rate
1339 N RANDOLPH ST	Market Rate
919 N 20TH ST	Market Rate
1505 W GIRARD AVE	Market Rate
1818 W MONTGOMERY AVE	Market Rate
4448 ALMOND ST	Market Rate
6 E MONTGOMERY AVE	Market Rate
8 E MONTGOMERY AVE	Market Rate
10 E MONTGOMERY AVE	Market Rate
1643 N 2ND ST	Market Rate
1706 N ORIANNA ST	Market Rate
1708 N ORIANNA ST	Market Rate
1710 N ORIANNA ST	Market Rate
1712 N ORIANNA ST	Market Rate
2213 N FRONT ST	Market Rate
2215 N FRONT ST	Market Rate
1920 E ARIZONA ST	Market Rate
2003 E YORK ST	Market Rate
2028 E BOSTON ST	Market Rate
1030 LEMON ST	market rate
606-12 S 13TH ST	Business Expansion
24 S 44TH ST	Business Expansion
717 S 52ND ST	Business Expansion
731 N 2ND ST	Business Expansion
2013 N 20TH ST	Development
2242 N 16TH ST	Development
3118-24 CECIL B MOORE AVE	Development
1703 N 55th St	community garden
1707 N 55th St	community garden
1709 N 55th St	community garden
1711 N 55th St	community garden

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
728 Emily St	community garden
730 Emily St	community garden
538 Mercy St	community garden
1008 S St Bernard St	community garden
2300 Emerald St	community garden
2302 Emerald St	community garden
1937 E Dauphin St	community garden
2001 Pemberton St	community garden
523 Mercy St	community garden
527 Mercy St	community garden
321 N Holly St	community garden
323 N Holly St	community garden
320 N 41st St	community garden
322 N 41st St	community garden
2526 N 10TH ST	Open Space
2532 N ALDER ST	Open Space
2253 N 17TH ST	Open Space
2941 N PHILIP ST	Side Yards
221 W SERGEANT ST	Side Yards
2535 N ORKNEY ST	Side Yards
3429 N REESE ST	Side Yards
2923 N ORIANNA ST	Side Yards
2222 PALETHORP ST	Side Yards
2916 MASCHER ST	Side Yards
2419 N ORIANNA ST	Side Yards
819 W INDIANA AVE	Side Yards
3465 DILLMAN ST	Side Yards
2438 MUTTER ST	Side Yards
2823 N SWANSON ST	Side Yards
3031 MASCHER ST	Side Yards
2506 CORAL ST	Side Yards
2032 N LEITHGOW ST	Side Yards
903 W SELTZER ST	Side Yards
2314 N 5TH ST	Side Yards
2832 N HANCOCK ST	Side Yards
2744 N 2ND ST	Side Yards
4422 ELIZABETH ST	Side Yards
2240 N 2ND ST	Side Yards
3038 GRANSBACK ST	Side Yards
260 W CORNWALL ST	Side Yards
4041 N 9TH ST	Side Yards
2818 ORMES ST	Side Yards
2739 MASCHER ST	Side Yards
3345 N ORKNEY ST	Side Yards



## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
3133 HURLEY ST	Side Yards
3337 HOPE ST	Side Yards
4846 TACKAWANNA ST	Side Yards
2830 N ORKNEY ST	Side Yards
2015 N 5TH ST	Side Yards
3515 N 7TH ST	Side Yards
3433 HURLEY ST	Side Yards
2540 PALETHORP ST	Side Yards
3145 CUSTER ST	Side Yards
417 W CUMBERLAND ST	Side Yards
4321 TACKAWANNA ST	Side Yards
313 E WILLIAM ST	Side Yards
2832 N ORKNEY ST	Side Yards
611 W VENANGO ST	Side Yards
2901 N 6TH ST	Side Yards
2015 E BIRCH ST	Side Yards
3247 TAMPA ST	Side Yards
4830 N PENN ST	Side Yards
2748 N 2ND ST	Side Yards
3749 N 5TH ST	Side Yards
326 E ONTARIO ST	Side Yards
3415 TAMPA ST	Side Yards
1146 W GLENWOOD AVE	Side Yard
1341 W SILVER ST	Side Yard
1844 N TAYLOR ST	Side Yard
1943 N CROSKEY ST	Side Yard
2334 N 12TH ST	Side Yard
2342 TURNER ST	Side Yard
2509 N 7TH ST	Side Yard
2561 N MOLE ST	Side Yard
2737 W Montgomery Ave	Side Yard
2831 W HAROLD ST	Side Yard
2932 W YORK ST	Side Yard
3120 W Gordon St	Side Yard
3750 N PERCY ST	Side Yard
903 W SELTZER ST	Side Yard
915 W DAKOTA ST	Side Yard
920 W STERNER ST	Side Yard
925 W DAUPHIN ST	Side Yard
1240 N 27th St	Affordable/Workforce Housing
1318 N 27th St	Affordable/Workforce Housing
1400 N 27th St	Affordable/Workforce Housing
1410 N 27th St	Affordable/Workforce Housing
1416 N 27th St	Affordable/Workforce Housing

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
1418 N 27th St	Affordable/Workforce Housing
1420 N 27th St	Affordable/Workforce Housing
1422 N 27th St	Affordable/Workforce Housing
1434 N 27th St	Affordable/Workforce Housing
1440 N 27th St	Affordable/Workforce Housing
1444 N 27th St	Affordable/Workforce Housing
1448 N 27th St	Affordable/Workforce Housing
1450 N 27th St	Affordable/Workforce Housing
1215 N 28th St	Affordable/Workforce Housing
1219 N 28th St	Affordable/Workforce Housing
1221 N 28th St	Affordable/Workforce Housing
1409 N 28th St	Affordable/Workforce Housing
1411 N 28th St	Affordable/Workforce Housing
1413 N 28th St	Affordable/Workforce Housing
1415-19 N 28th St	Affordable/Workforce Housing
1431 N 28th St	Affordable/Workforce Housing
1449 N 28th St	Affordable/Workforce Housing
1451 N 28th St	Affordable/Workforce Housing
1453 N 28th St	Affordable/Workforce Housing
1455 N 28th St	Affordable/Workforce Housing
1457 N 28th St	Affordable/Workforce Housing
2700 W Cabot St	Affordable/Workforce Housing
2720 W Cabot St	Affordable/Workforce Housing
4731 Duffield St	Affordable/Workforce Housing
1209 N Etting St	Affordable/Workforce Housing
1213 N Etting St	Affordable/Workforce Housing
1215 N Etting St	Affordable/Workforce Housing
1217 N Etting St	Affordable/Workforce Housing
1227 N Etting St	Affordable/Workforce Housing
2700 W Jefferson St	Affordable/Workforce Housing
2704 W Jefferson St	Affordable/Workforce Housing
2706 W Jefferson St	Affordable/Workforce Housing
2714 W Jefferson St	Affordable/Workforce Housing
2720 W Jefferson St	Affordable/Workforce Housing
1330 N Marston St	Affordable/Workforce Housing
1332 N Marston St	Affordable/Workforce Housing
1334 N Marston St	Affordable/Workforce Housing
1336 N Marston St	Affordable/Workforce Housing
1402 N Marston St	Affordable/Workforce Housing
1404 N Marston St	Affordable/Workforce Housing
1406 N Marston St	Affordable/Workforce Housing
1408 N Marston St	Affordable/Workforce Housing
1410 N Marston St	Affordable/Workforce Housing
1425 N Marston St	Affordable/Workforce Housing

## Property Acquisitions via Sheriff Sale (2017)

ADDRESS	Potential End Use*
1426 N Marston St	Affordable/Workforce Housing
1430 N Marston St	Affordable/Workforce Housing
1432 N Marston St	Affordable/Workforce Housing
1437 N Marston St	Affordable/Workforce Housing
1438 N Marston St	Affordable/Workforce Housing
1440 N Marston St	Affordable/Workforce Housing
1441 N Marston St	Affordable/Workforce Housing
1443 N Marston St	Affordable/Workforce Housing
1445 N Marston St	Affordable/Workforce Housing
1447 N Marston St	Affordable/Workforce Housing
1449 N Marston St	Affordable/Workforce Housing
1453 N Marston St	Affordable/Workforce Housing
1210 Pennock St	Affordable/Workforce Housing
1214 Pennock St	Affordable/Workforce Housing
1224 Pennock St	Affordable/Workforce Housing
1226 Pennock St	Affordable/Workforce Housing
2751 Kensington Ave	Affordable/Workforce Housing
2346 N 21st	Affordable/Workforce Housing

*\*Properties may drop off if the property becomes tax compliant. In the 2016-17 budget each parcel is estimated to cost \$1,200 in related cost. Disposition number for Side Yards, Gardens and Open Space assume the properties are sold but at a discounted rate, unless otherwise restricted. Land specifically for affordable or low-income housing are noted in the 2016-17 disposition goals, but disposition is speculative based on the availability of funding.*

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING ACQUISITION OF  
TAX DELINQUENT PROPERTIES**

**WHEREAS**, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, authorizes a land bank to bid for and acquire property exposed for sale pursuant to the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq.*;

**WHEREAS**, Section 16-705(2) of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions;

**WHEREAS**, Section 16-705(3)(b) of the Philadelphia Code authorizes the Land Bank to acquire tax delinquent properties at sales conducted by, or on behalf of, the City of Philadelphia; and

**WHEREAS**, the Land Bank desires to acquire certain properties which will be exposed at tax sale, subject as provided below.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank is authorized to bid for and acquire the properties identified on the attachment to this Resolution in accordance with the provisions of the Commonwealth Land Bank Act and the Philadelphia Code.
2. The Interim Executive Director is authorized to prepare, execute and deliver all documentation necessary to effectuate the purposes of this Resolution.

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**MEMORANDUM**

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Date: December 8, 2016  
To: Board of Directors  
From: Land Bank Staff  
Re: Approval to Convey Property to Philadelphia Housing Authority

The applicant, Philadelphia Housing Authority, will be constructing 89 rental units consisting of 74 Replacement Units, of which 26 will be dedicated to seniors aged 55 and older, and 15 Low-Income Housing Tax Credit Units. The Replacement Units will be under a 20-year Project Based Voucher Housing Assistance Payment contract through HUD's Rental Assistance Demonstration Program.

The attached fact sheet describes the proposed use and proposed terms of sale in further detail.

As required by the Land Bank Ordinance, this sale was approved by the Vacant Property Review Committee and by City Council resolution. Notices were sent to all of the Registered Civic Organizations (RCOs) that serve this neighborhood.

Staff recommends that the Board approve the sale of these properties.

Name of Applicant(s):	Philadelphia Housing Authority
Legal Entity, if applicable:	Philadelphia Housing Authority
Applicant Mailing Address:	12 S. 23 <sup>rd</sup> Street, Philadelphia, PA 19103
Application Date:	September 27, 2016
Property Addresses:	See Attached
Council District & Zoning:	Council District 5; RM1 and CMX
Accepted Sale Price*:	<p>Nominal</p> <p>Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Proposed</u></p> <p><u>acquisition price for affordable housing project</u></p>

*\*Unless extraneous conditions apply, sale price and accepted price are the same.*

PROPOSED DEVELOPMENT	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input type="checkbox"/> Single Family _____ <input checked="" type="checkbox"/> Multi-Unit & # of Units <u>89 rental units</u>
TOTAL SQ FT	123,000/sf
CONSTRUCTION COSTS:	\$29,250,000
TOTAL PROJECT COSTS:	\$36,200,000
TOTAL PROJECT FUNDING*:	\$36,200,000 Documentation: <input checked="" type="checkbox"/> Yes (public funds) <input type="checkbox"/> No

Check one: ☐ Owner Occupied ☐ For Sale to Homebuyer ☒ Rental /Tenant

**Staff Recommendation:**

Staff recommends a nominal disposition in support of 89 newly constructed rental units consisting of 74 Replacement Units, of which 26 will be dedicated to seniors aged 55 and older, and 15 Low-Income Housing Tax Credit Units. The Replacement Units will be under a 20-year Project Based Voucher Housing Assistance Payment contract through HUD's Rental Assistance Demonstration Program.

The 89 units will include 24 one-bedroom units, 20 two-bedroom units, 31 three-bedroom units, 12 four-bedroom units and 2 five-bedroom units. All units will be leased to families earning at or below 60% of area median income (AMI), 10% of which will be reserved for households earning at or below the 20% of AMI. Image and map attached.

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic

**Property List (Addresses)**

1914	N	07th St	2043	N	09Th St
1916	N	07th St	2045	N	09Th St
2050	N	07th St	803	W	Berks St.
2052	N	07th St	805	W	Berks St.
1900	N	08Th St	807	W	Berks St.
1902	N	08Th St	809	W	Berks St
1904	N	08Th St	811	W	Berks St
1906	N	08Th St	813	W	Berks St
1910	N	08Th St	1903	N	Darien St
1942	N	08Th St	1909	N	Darien St
1960	N	08Th St	1911	N	Darien St
2028	N	08Th St	1927	N	Darien St
2053	N	08Th St	1929	N	Darien St
2055	N	08Th St	2012	N	Darien St
1901	N	09Th St	2018	N	Darien St
1903	N	09Th St	2030	N	Darien St
1905	N	09Th St	2032	N	Darien St
1915	N	09Th St	2034	N	Darien St
1917	N	09Th St	2000-12	N	Franklin St
1925	N	09Th St	2014	N	Franklin St
1933	N	09Th St	2022	N	Franklin St
1943	N	09Th St	2026	N	Franklin St
1945	N	09Th St	2028	N	Franklin St
1947-49	N	09Th St	2030	N	Franklin St
1951	N	09Th St	2066	N	Franklin St
1955	N	09Th St	804	W	Norris St
1959	N	09Th St	812	W	Norris St
1961	N	09Th St	814	W	Norris St
1963	N	09Th St	816	W	Norris St
2041	N	09Th St	818	W	Norris St

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO  
PHILADELPHIA HOUSING AUTHORITY**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of those properties identified on the Exhibit attached to this Resolution at its public meeting held on October 11, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on October 27, 2016.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of those properties identified on the Exhibit attached to this Resolution (the “Properties”) to Philadelphia Housing Authority (“PHA”) for the consideration of One Dollar (\$1.00) to be in the best interests of the Land Bank.
2. The Purchase and Development Agreement conveying the Properties to PHA shall, among other terms, (i) obligate PHA and/or its successors to comply with certain use covenants for the Properties imposed by the United States Department of Housing and Urban Development and the Pennsylvania Housing Finance Agency, and (ii) permit PHA to enter into a ground lease for the Properties with a limited partnership which will construct and maintain the improvements.
3. The conveyance of the Properties complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
4. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.
5. The Executive Director with the advice of General Counsel may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.





North Central Unit Mix					
Unit Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
1-Bed	-	24	-	-	-
2-Bed	-	20	-	-	-
3-Bed	-	31	-	-	-
4-Bed	-	12	-	-	-
5-Bed	-	2	-	-	-
Total Rental	-	89	-	-	-



Multi-Family Single Family



Accessible Units   V   Visitable Units   Multi-Family   Single Family



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**MEMORANDUM**

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Date: December 8, 2016  
To: Board of Directors  
From: Land Bank Staff  
Re: Approval to Convey to Civetta

The applicant, Civetta Property Group, LLC, will be constructing seven (7) single-family, 3 bedroom/2 bath homes ranging from 1400-1800/sq. feet on scattered-site properties located in the Francisville neighborhood. These homes will be developed as workforce housing homeownership units, which stipulates that homes will be sold to households with incomes at or below 120% AMI with a maximum sales price of \$230,000.

The attached fact sheet describes the properties to be conveyed, proposed use and proposed terms of sale in further detail.

As required by the Land Bank Ordinance, this sale was approved by the Vacant Property Review Committee and by City Council resolution. Notices were sent to all of the Registered Civic Organizations (RCOs) that serve this neighborhood.

Staff recommends that the Board approve the sale of these properties.

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO  
CIVETTA PROPERTY GROUP, LLC**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 844 N. 19th Street, 715 N. 20th Street, 1907-1909 Brown Street, 1917 Brown Street, 836 N. 19th Street and 867 N. Uber Street at its public meeting held on October 11, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on November 3, 2016.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 836 N. 19th Street, 844 N. 19th Street, 715 N. 20th Street, 1907-1909 Brown Street, 1917 Brown Street and 867 N. Uber Street to Civetta Property Group, LLC for the consideration of Seven Thousand Dollars (\$7,000) to be in the best interests of the Land Bank.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.
4. The Executive Director with the advice of General Counsel may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.

Name of Applicant(s):	Brennan Mease-Tomasetti
Legal Entity, if applicable:	Civetta Property Group, LLC
Applicant Mailing Address:	51 N. 3 <sup>rd</sup> Street, Philadelphia, PA 19106
Application Date:	May 31, 2016
Number of Responses Received:	Eight (8)
Property Address:	844 N. 19th Street, 715 N. 20th Street , 1907-1909 Brown Street, 1917 Brown Street, 836 N. 19th Street, 867 N. Uber Street (869 N. 20 <sup>th</sup> Street – removed)
Zoning & Council District:	Council District 5; RM1 and CMX
Accepted Sale Price*:	\$7,000 (\$1,000 per parcel)  Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Proposed acquisition price</u>

*\*Unless extraneous conditions apply, sale price and accepted price are the same.*

PROPOSED DEVELOPMENT	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <u>8 units, scattered site</u> <input type="checkbox"/> Multi-Unit & # of Units _____
TOTAL SQ FT	10,400
CONSTRUCTION COSTS:	\$1,434,000
TOTAL PROJECT COSTS:	\$1,656,000
TOTAL PROJECT FUNDING*:	\$1,700,000 Documentation: <input checked="" type="checkbox"/> Yes (Equity and LOI) <input type="checkbox"/> No

*\*Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: ☐ Owner Occupied ☒ For Sale to Homebuyer ☐ Rental /Tenant

**Staff Recommendation:**

The Philadelphia Land Bank (PLB) issued a Request for Proposals (RFP) on May 31, 2016 for the eight (8) scattered-site properties located in the Francisville neighborhood to be developed into workforce housing homeownership units. The RFP stipulated that homes be sold to households with incomes at or below 120% AMI with a maximum sales price of \$230,000. The RFP strongly encouraged applicants to incorporate the design standards as outlined in the "Workforce Housing: Guidelines for Lot Sizes and Design Standards."

The RFP generated eight (8) responses, of which seven (7) met initial thresholds and were evaluated by a selection committee. Proposals were evaluated and scored in the following overall categories: financial feasibility, developer experience, financial strength of offer (access to capital), proposed scope & timeline, design quality and responsiveness to EOP goals.

At the discretion of the Land Bank, one (1) parcel was removed from the eight (8) originally included in the RFP. As a result, Civetta Property Group proposes to build seven (7) single-family, 3 bedroom/2 bath homes ranging from 1400-1800/sf. The units will be constructed slab on grade with an estimated construction cost of \$110/sf. The proposed overall design ranked highest among all applicants and Civetta demonstrated extensive developer experience within the Philadelphia region. They have developed over 80 properties in the past 15 years with a larger scale conversion project under construction. Civetta provided demonstrated access to capital in the form of developer equity and a LOI from Independent Mortgage Company for construction financing.

Construction will commence within 3 months of obtaining necessary permits, with construction completion within 12 months. Applicant is compliant and in good standing with the City of Philadelphia.

Map attached.

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic





**SCATTERED SITE WORKFORCE HOUSING, 19130**



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**MEMORANDUM**

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Date: December 8, 2016  
To: Board of Directors  
From: Land Bank Staff  
Re: Approval to Convey to Patricia Stamps

The applicant, Patricia Stamps, is currently the occupant of 2919 W. Oakdale St and was granted occupancy of the property by PHDC in 1987 under a property match program. Ms. Stamps has provided clear documentation to illustrate that she was and has been compliant with the program regulations. There are no records within PHDC to indicate why the settlement never occurred.

Under the City's Land Disposition Policies, Ms. Stamps qualifies as an existing program participant under a discontinued program; therefore, the Real Estate Review Committee approved that Ms. Stamps be given a self-amortizing mortgage for the value of the property as determined by the average real estate taxes for the duration of her residency at 2919 W. Oakdale St.

The attached fact sheet describes the conveyance and proposed terms of sale in further detail.

As required by the Land Bank Ordinance, this sale was approved by the Vacant Property Review Committee and by City Council resolution. Notices were sent to all of the Registered Civic Organizations (RCOs) that serve this neighborhood.

Staff recommends that the Board approve the sale of this property.

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING CONVEYANCE OF 2919 W. OAKDALE STREET  
TO PATRICIA STAMPS**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2919 W. Oakdale Street at its public meeting held on November 15, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on \_\_\_\_\_.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 2919 W. Oakdale Street (the “Property”) to Patricia Stamps for the consideration of Twelve Thousand Five Hundred Dollars (\$12,500) to be in the best interests of the Land Bank.

2. The Philadelphia Land Bank will provide a self-amortizing loan in the amount of Twelve Thousand Five Hundred Dollars (\$12,500) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the Property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the City’s Land Disposition Policy.

3. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

4. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

5. The Executive Director with the advice of General Counsel may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.

Name of Applicant(s):	Patricia Stamps
Legal Entity, if applicable:	
Applicant Mailing Address:	2919 West Oakdale Street
Application Date:	March 24, 2016 (Original application dates back to 1987 under property match program)
Property Addresses:	2919 West Oakdale Street
Council District & Zoning:	Council District 5; RSA5
Accepted Sale Price*:	\$12,500 with 10 year Self Amortizing Mortgage Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Real Estate Review</u>

*\*Unless extraneous conditions apply, sale price and accepted price are the same.*

PROPOSED DEVELOPMENT	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Unit & # of Units _____
TOTAL SQ FT	617 sq ft
CONSTRUCTION COSTS:	N/A
TOTAL PROJECT COSTS:	\$1,500.00
TOTAL PROJECT FUNDING*:	Documentation: <input checked="" type="checkbox"/> Yes closing costs only <input type="checkbox"/> No

*\*Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: ☒ Owner Occupied ☐ For Sale to Homebuyer ☐ Rental /Tenant

The property located at 2919 W. Oakdale Street was transferred from PHDC to the Philadelphia Land Bank on December 9, 2015. Ms. Patricia Stamps, the occupant of 2919 W. Oakdale St was granted occupancy of the property by PHDC in 1987 under a property match program. Ms. Stamp provided information indicating that she had successfully passed the requirements of the program and was scheduled for settlement. In addition, Electric and Gas service were transferred to her name and proof of the transfer was provided to PHDC on or around May 26, 1987. There are no records within PHDC to indicate why the settlement never occurred, however the documents provided by Ms. Stamps indicate that she was compliant with program regulations. Under the Disposition Policy, Ms. Stamps would qualify as an existing program participant under a discontinued program. The Real Estate Review Committee recommended that she be given a self-amortizing mortgage.

Staff Recommendation:

Staff recommends the property be sold to Ms. Stamps in the amount of \$12,500 with a 10 year self-amortizing mortgage. Ms. Stamps would obtain title insurance and pay all settlement costs.

Prepared by: Christi Jackson

Reviewed by: Tania Nikolic

