

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MEETING**

TUESDAY, NOVEMBER 9, 2021 – 10:00 AM  
BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC  
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD REMOTELY.  
THIS MEETING IS OPEN TO THE PUBLIC

**INSTRUCTIONS FOR PUBLIC ACCESS TO THIS MEETING**  
**AND TO SUBMIT PUBLIC COMMENTS ARE LOCATED ON THE PAGE**  
**FOLLOWING THE AGENDA**

**AGENDA ITEMS**

1. Roll Call
2. Approval of Minutes of the Meeting of October 12, 2021
3. Executive Director's Report
4. Property Dispositions
  - A. Development – Affordable Housing
    - (1) *The properties below are proposed for disposition to BVG Property Group, LLC to develop fourteen (14) mixed-income homeownership and rental units. Two (2) single-family units will be leased to households with incomes between 31% and 60% AMI and six (6) single-family units will be leased to households with incomes between 61% and 80% AMI. One triplex will include three (3) market rate rental units. The remaining three (3) single-family units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.*
      - 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1)  
*(Certain properties are being transferred by the Department of Public Property, PHDC, or PRA to the Land Bank.)*
    - (2) *The properties below are proposed for disposition to BVG Property Group, LLC to develop eighteen (18) mixed-income rental units. Two (2) units will be leased to households with incomes between 31% and 60% AMI and ten (10) units will be leased to households with incomes between 61% and 80% AMI. The remaining six (6) units will be leased at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.*
      - 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street (CD1)  
*(Certain properties are being transferred by the Department of Public Property or PRA to the Land Bank.)*

**(3)** *The forty-two (42) properties below are proposed for disposition to BMK Properties, LLC to develop forty-three (43) mixed-income single-family homeownership units. Eight (8) units will be sold to households with incomes between 61% and 80% AMI and fourteen (14) units will be sold to households with income between 81% and 120% AMI. The remaining twenty-one (21) units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.*

- 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street (CD1)  
*(Certain properties are being transferred by the Department of Public Property, PHDC or PRA to the Land Bank.)*

**(4)** *The property below is proposed for conveyance to 2929 N. 13th LLC to develop three (3) affordable rental units to be leased to households with incomes between 31% and 60% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.*

- 2929 N. 13th Street (CD5) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

**(5)** *The forty-six (46) properties below are proposed for disposition to Paseo de Jardines LLC to develop in conjunction with properties the Philadelphia Housing Authority will convey to the developer for the development of one hundred two (102) mixed-income homeownership units. Of the 102 units, fifty-two (52) units will be sold to households with incomes between 81% and 120% AMI. The remaining fifty (50) units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.*

- 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street (CD7)  
*(Certain properties are being transferred by the Department of Public Property to the Land Bank.)*

## **B. Development – Assemblage**

**(1)** *The property below is proposed for disposition to Civetta Property Group, LLC to develop one (1) single-family homeownership unit in conjunction with its affordable homeownership project on the adjacent lots. The unit will be sold to a household with an income between 61% and 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy. The applicant owns at least 50% of the development site.*

- 2224 Wilder Street (CD2)

- (2) *The property below is proposed for disposition to Greys Ferry 009, LLC to develop a mixed-use residential project with two (2) ground floor commercial spaces and nine (9) rental units to be leased at market rate. The application was unsolicited and evaluated pursuant to the disposition policy. The applicant owns at least 50% of the development site.*
- 2715 Annin Street (CD2)

**C. Development – Competitive Sale**

- (1) *The property below is proposed for disposition to Civetta Property Group, LLC to develop one (1) single-family rental unit that will be leased to a household with an income between 81% and 120% AMI. Applications were solicited via a Competitive Sale announcement for the property, and the applicant was the sole qualified bidder for the property.*
- 2215 S. 5th Street (CD1) *(The property is being transferred by the PRA to the Land Bank.)*
- (2) *The property below is proposed for disposition to 3Square Developers, LLC to develop twelve (12) single-family homeownership units that will be sold at market rate. Applications were solicited via a Competitive Sale announcement for the property, and the applicant was the sole qualified bidder for the property.*
- 152-58 (aka 152) W. Logan Street (CD8) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

**D. Gardens/Open Space**

- The property below is proposed for conveyance to RAH Civic Association, a nonprofit organization under Pennsylvania law and registered community organization (RCO) in the neighborhood. The RCO will stabilize the property for managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space.*
- 3119 N. 35th Street (CD4) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

**E. Side/Rear Yards**

- The properties below are proposed for disposition to individual applicants as side or rear yards. The applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for us as a side or rear yard.*
- 2046 Martha Street (CD1) – Qing Xia Yang and Matas Smakotinas
  - 1932 S. Salford Street (CD2) – Najeemah S. Adams

**5. Public Comment (Old & New Business)**

**6. Adjournment**

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel

**RE:** **Philadelphia Land Bank November 9, 2021 Board Meeting**  
Remote Board Meeting Notice, Attendance, and Comment Procedures

**DATE:** October 29, 2021

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**A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 9, 2021, to begin at 10:00 A.M.** Because of the continued closure of Land Bank offices to the public due to the COVID-19 pandemic, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and public comments and questions.

**To join the meeting using a computer, tablet or smartphone, use the following link:**

<https://us02web.zoom.us/j/82506082170?pwd=ZW9iMkp2b3pjeUs4Z1BkVm5WVFNjZz09>

Passcode to access the meeting: 732993

**To join the meeting by calling in, use one of the following options:**

iPhone one-tap: US: +13017158592,,82506082170# or +13126266799,,82506082170#

OR call +1-301-715-8592 or +1-312-626-6799 or +1-929-2056099 or +1-253-215-8782 or +1-346-248-7799 or +1-669-900-6833

Webinar ID: 825 0608 2170; Passcode: 732993

**The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.**

Public comment and questions regarding the matters that are posted on the agenda may be submitted prior to and during the Board meeting.

If you are joining and viewing the Board meeting through the Zoom webinar link above, you will be able to submit your questions/comments live during the Board meeting through a "Question and Answer" window on the web interface. *Do not use the Chat function for questions and comments.* The Board Chair may limit repetitious questions or comments. Submissions will be attached to the minutes.

**If you wish to submit any questions or comments prior to the Board meeting, you must email the following information to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, November 8, 2021:**

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address or phone number);
- Identify the agenda item that you are addressing; and
- Provide your question(s)/comment(s) in a clear and concise manner.

**A note to those members of the public who submit the above information by email within the required time frame: your question(s) and/or comment(s) will be read at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.**

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have questions and/or comments following the conclusion of the Board meeting, please submit them as described above and they will be addressed to the extent possible at the next scheduled Board meeting.