

AGENDA

PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING

TUESDAY, OCTOBER 11, 2022 – 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 ON ZOOM.

THIS MEETING IS OPEN TO THE PUBLIC

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

AGENDA

I. Roll Call

II. Approval of Minutes of the Meeting of September 13, 2022

III. Executive Director's Report

IV. Administrative

A. Interagency Transfer

The property below is proposed for transfer to the Philadelphia Housing Authority for disposition, reuse and/or management by the Philadelphia Housing Authority

- 800 W. Cumberland Street*

(*denotes property being transferred by the Department of Public Property to PHA via the Land Bank.)

B. Amendment to Approved Disposition

(1) Amendment to Resolution No. 2020-25, adopted by the Board on December 8, 2020, to revise the AMI level for thirteen (13) affordable homeownership units from 120% AMI to 100% AMI to allow the homes to be eligible for a "Turn the Key" program subsidy to the home purchasers, and to set the maximum sale price for the thirteen (13) 100% AMI homes at \$280,000 and for the two (2) 80% AMI homes at \$230,000.

(2) Amendment to Resolution No. 2021-52, adopted by the Board on November 9, 2021, to revise the AMI level for fourteen (14) affordable homeownership units from 120% AMI to 100% AMI to allow the homes to be eligible for a "Turn the Key" program subsidy to the home purchasers, and to set the maximum sale price for the fourteen (14) 100% AMI homes at \$280,000 and the eight (8) 80% AMI homes at \$230,000.

V. Property Dispositions

A. ~~Development – Affordable Housing~~ **TABLED**

The properties below are proposed for disposition to Fine Print Construction, LLC to develop forty-five (45) mixed-income homeownership and rental units. Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI. Twelve (12) triplex units will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units of which three (3) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- ~~2329 Ellsworth Street; 2315*, 2316*, 2317*, 2318*, 2337*, 2339* and 2349* Greenwich Street; 2014 Manton Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue, 1555 S. Ringgold Street (CD2)~~
*(*denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)*

B. Development – Request for Proposals

The properties below are proposed for disposition to FE Darien LLC to develop thirty-six (36) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI, with each unit containing 3 bedrooms and 2 bathrooms totaling approximately 1,665 SF each. Applications were solicited via a Request for Proposals for the properties for affordable housing at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

- 1510*, 1512*, 1514*, 1520-26*, 1530, 1532-34*, 1538*, 1540*, 1542*, 1548*, 1552*, 1554*, 1556*, 1558* and 1563 N. Darien Street; 1526*, 1528* and 1540* N. 8th Street; 1501-13*, 1529, 1545*, 1549 and 1551 N. 9th Street (CD5)
*(*denotes properties being transferred by the Department of Public Property, the Philadelphia Housing Development Corporation, or the Philadelphia Redevelopment Authority to the Land Bank.)*

C. Side/Rear Yards

The properties below are proposed for conveyance 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 use as a side or rear yard.

- 2521 N. Hancock Street & 2522 Mutter Street (CD7 – Zoraya Nieves)
- 2527 N. Hancock Street (CD7 – Nina Kulkarni)
- 2646 Palethorp Street (CD7 – Luis Santiago)
- 3018 N. American Street (CD7 – Yamiris Yohay-Oquendo)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank October 11, 2022 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: September 30, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, October 11, 2022, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended. Because of the continued closure of Land Bank offices to the public due to health concerns, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

PLEASE NOTE: To participate in the meeting on your computer, you must register in advance. This requirement is necessary to allow us to collect the names of participants as required by law. Using a computer, tablet or smartphone, use the following link:

https://us02web.zoom.us/webinar/register/WN_6hBIBusqQIKRWAUv3aI23g.

After registering, you will receive a confirmation email containing information about joining the webinar. Members of the public who join before 10 A.M. will be given access when the meeting begins.

To join the meeting by calling in, dial one of the following numbers:

+1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 346 248 7799

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.

To speak during the Board meeting when public comment on the agenda item is requested by the Board Chair, use raise the “Raise Hand” function at the bottom of the screen. You may also enter your questions/comment in the “Q&A” function. *Do not use the Chat function for questions or comments.* The Board Chair may limit repetitious questions/comments. Q&A submissions will be attached to the minutes of the meeting.

To submit questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, October 10, 2022:

- 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
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email will be summarized 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 a question or comment about an agenda item after the meeting concludes, please submit it as described above. It will be addressed to the extent possible by Land Bank staff or at the next Board meeting.