

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, APRIL 12, 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.
THIS MEETING IS OPEN TO THE PUBLIC

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

AGENDA ITEMS

1. Roll Call
2. Approval of Minutes of the Meeting of March 8, 2022
3. Executive Director's Report
4. Administrative Matters
 - A. *The conveyance of these properties will be for disposition, reuse and/or management by the Philadelphia Housing Development Corporation:*
 - 2642*, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900*, 2950-54 and 2955 Gerritt Street; ~~1308-12*, 1309*, 1317 and 1342 S. Hollywood Street~~; 1501 S. Marston Street (including 1500 S. Etting Street); ~~1537 S. Patton Street~~; 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; ~~2908-12, 2928, 2929 and 2932 Wharton Street~~; 2603*, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street; 1443 S. 32nd Street (CD2) (Properties in *red* have been added to or deleted from the list. *denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to PHDC via the Land Bank.)
5. Property Dispositions
 - A. **Development – Affordable Housing**

The properties below are proposed for disposition to the Community Justice Land Trust (CJLT) for the Women's Community Revitalization Project to develop twenty-seven (27) affordable rental units. Three (3) units will target Supportive Housing tenants at 20% of AMI. Seven (7) units will be leased at 30% of AMI, seven (7) units will be leased at 50% of AMI and ten (10) units will be leased at 60% of AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1210*, 1212* and 1214* S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; 2705 and 2720 Oakford Street (CD2) (**denotes properties being transferred by the Department of Public Property to the Land Bank.*)

B. Development – Request for Proposals

(1) *The properties below are proposed for disposition to Affordable Alliance Company LLC, a partnership between BMK Properties, LLC and Fine Print Construction LLC, which is one of the participants in PHDC’s Minority Developer Program. The partnership will develop seventeen (17) affordable single-family homeownership units that will be sold to households with incomes at or below 80% AMI. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder for the properties.*

- 1543*, 1545*, 1547*, 1549*, 1551*, 1553*, 1554* and 1555* S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; 1546 S. 30th Street (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

(2) *The properties below are proposed for disposition to Civetta 1, LLC to develop forty-five (45) affordable homeownership units that will be sold to households with incomes at or below 80% AMI. The units will be developed throughout a mix of two (2) triplexes, nine (9) duplexes, and twenty-one (21) single-family dwellings. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for the properties.*

- 533, 539*, 541*, 543*, 650*, 658* and 662* N. Conestoga Street; 5436* W. Girard Avenue; 5552* Harmer Street; 642*, 644* and 653* N. Sickels Street; 534-36*, 538-40*, 546* and 550* N. 54th Street; 623-33*, 641*, 643*, 645*, 647*, 649*, 651*, 653* and 655* N. 55th Street (CD4) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

C. Side/Rear Yards

The property below is proposed for conveyance to the applicant as a side yard. The applicant resides in and owns the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard.

- 2453 N. Carlisle Street – Charo Harvey (CD5) (*The property is being transferred by the Department of Public Property to the Land Bank.*)

6. Public Comment (Old & New Business)

7. Adjournment

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank April 12, 2022 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures
DATE: April 1, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, April 12, 2022, 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.

PLEASE NOTE: To participate in this meeting, 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_6hBIBusqQIKRWAUv3al23g.

After registering, you will receive a confirmation email containing information about joining the webinar.

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

iPhone one-tap: +12678310333,,82506082170# or +13017158592,,82506082170#

OR 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.

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 “Q&A” window on the web interface. Do not use the Chat function for questions/comments. The Board Chair may limit repetitious questions/comments. Submissions will be attached to the minutes of the meeting.

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 by 3:00 p.m. on Monday, April 11, 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.

A note to members of the public who submit a question or comment by email: your question and/or comment will either be read or 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 Board meeting concludes, please submit it as described above; it will be addressed to the extent possible at the next Board meeting.

PHILADELPHIA LAND BANK

MARCH 8, 2022, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, March 8, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:00 a.m.

Andrea Imredy Saah, Senior Counsel, made the following announcements:

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A or raised hand function at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing *9 on your phone. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov. Please note all questions and comments received by email or through the Q&A function will be included in the minutes posted on the Board's website.

Prior to today's Public Session, the Board held an Executive Session at which the Board received information about the process for developing and posting Request for Proposals (RFPs) for affordable homeownership and Rental projects and received a report on litigation known as Philadelphia Community Development Coalition, Inc. vs Philadelphia Land Bank, in the Philadelphia Court of Common Pleas, Case ID # 2111001394.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Maria Gonzalez, Michael Johns, Rebecca Lopez Kriss, Majeedah Rashid, Joshu Harris, Michael Koonce, Rick Sauer, and Alexander Balloon.

The following Board member was absent: Richard DeMarco and Andrew Goodman.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Mathen Pullakattu, Brian Romano, Tracy Pinson-Reviere, and Carolyn Terry.

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, proceeded with business.

Item 2
Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of February 8, 2022. There were none.

Ms. Fadullon called for a motion to approve the minutes.

Mr. Johns moved to approve the minutes. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the February 8, 2022, Board Meeting Minutes.

Item 3
Executive Director's Report

Ms. Fadullon announced that there would be no Executive Director's report presented this month.

Item 4
Administrative Matters

Ms. Fadullon called for presentation of the first administrative item on the agenda.

- 4.A.** Amendment to Purchase and Development Agreement dated March 31, 2021, between Philadelphia Land Bank and Civetta Property Group, LLC for plan revisions for 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street and 2309 Greenwich Street.

Mr. Lawrence explained that this is an administrative item to approve an amendment to the Purchase and Development Agreement ("PDA") between the Land Bank and Civetta Property Group LLC ("Developer") for a disposition approved by the Board in December 2020. The disposition was for the development of twenty (20) single-family homes with three (3) bedrooms and one and a half (1-1/2) baths on twenty (20) properties located on the 2200 and 2300 blocks of Cross, Fernon, Greenwich, Reed, Tasker, and Wilder Streets, which were conveyed to the Developer in August 2021. As the project nears completion, the Developer had to submit a revised plan to the City's Department of Licenses & Inspections ("L&I") for the five (5) homes constructed at 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street, and 2309 Greenwich Street. The revised plan was necessitated by the nonconformance of the buildable area in each lot with the legal description of record for each lot; that is, the Developer had a smaller area to build on than what was described in the legal description. As a result, the

third bedroom was too small as built to receive approval as a “bedroom” under the Philadelphia Code. The revised plan for these five (5) homes will now show two (2) bedrooms, a flex space, and one and a half (1-1/2) baths. The project’s affordability remains unchanged and includes fourteen (14) units targeting household incomes at or below 80% of Area Median Income (“AMI”), including the five (5) units with the flex space instead of a third bedroom, and six (6) units targeting household incomes at or below 120% AMI. Amending the PDA to include the revised plan for the five (5) homes involved will allow the Land Bank to issue a Certificate of Completion once the project is completed.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon asked Ms. Imredy Saah if any emails or comments were received regarding this agenda item. Ms. Imredy Saah indicated that Concerned Citizens of Point Breeze sent an email (attached to these minutes as **Exhibit A**) requesting more information, which was provided.

Ms. Fadullon called or questions or comments from the public. There were none.

Seeing no further questions from the Board or the public, Ms. Fadullon called for a motion to approve the resolution authorizing the amendment to the Purchase and Development Agreement between the Land Bank and the Developer for the plan revision for 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street, and 2309 Greenwich Street.

Mr. Koonce moved to approve the resolution, and Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Amendment to Purchase and Development Agreement dated March 31, 2021, between Philadelphia Land Bank and Civetta Property Group, LLC for Plan Revision for 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street, and 2309 Greenwich Street (attached to these minutes as **Exhibit B**).

Item 5

Property Dispositions

5.A. Side/Rear Yards

Ms. Fadullon informed the Board that the disposition of 2453 N. Carlisle Street was tabled.

Item 6

Public Comment (Old & New Business)

Ms. Fadullon asked if anyone from the Board or public wished to raise new or old business. Ms. Fadullon recognized Jihad Ali. Mr. Ali asked about the status of the dispositions report that the Land Bank is required to issue at the end of each fiscal year, stating that it had previously been posted in December of each year. Mr. Rodriguez responded that staff are currently working on the creation of a reporting dashboard on the PHDC website, which will provide the public with a continually updated report on dispositions. The hope is to have it posted in the next

several months. Mr. Ali asked whether the dashboard would include data for 2021, and Mr. Rodriguez confirmed that information will be available for all dispositions to date, beginning with the Land Bank's first disposition in Fiscal Year 2017 (2016-17).

Ms. Fadullon asked if there were additional questions. Ms. Lopez Kriss asked whether the dashboard was being developed by a third-party vendor. Mr. Rodriguez responded that it was being developed internally, with the assistance of DHCD IT staff.

Item 7
Adjournment

There being no further business to address, Ms. Fadullon called for a motion to adjourn the meeting.

Ms. Gonzalez moved to adjourn the meeting. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn.

Ms. Fadullon wished everyone a Happy Spring and adjourned the meeting at 10:11 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, March 8, 2022, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	Email
jamila.davis	jamila.davis@phila.gov
Phillipa Ashby	
Mathen Pullukattu	mathen.pullukattu@phdc.phila.gov
Rena.Pinhas	
a weiss/SoLo	awfromhh5@gmail.com
B. Addo	
19176555771	
Galaxy S21 Ultra 5G	
Kelly	
Kevin Brown	
Alex Charnov	
Abdul-Rahim Muhammad	
Todd Hestand	todd.hestand@phdc.phila.gov
officemanager	
L Cross	
Eloise Young	
Carolyn Terry	carolyn.terry@phdc.phila.gov
Brian Romano	brian.romano@phdc.phila.gov
Dina Simmons	
Jacque Sims	
Arlene Harper	
Tracy.Pinson-Reviere	tracy.pinson-reviere@phdc.phila.gov
Jihad Ali (Zoom user)	jihad@jihadali.com

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, March 8, 2022 at 10:00 AM, held remotely using Zoom Webinar

NO COMMENTS WERE SUBMITTED DURING THIS BOARD MEETING.

EXHIBIT A

Andrea Saah

From: Andrea Saah
Sent: Monday, March 7, 2022 3:55 PM
To: Concerned Citizens Point Breeze
Cc: Anne Fadullon; Angel B Rodriguez
Subject: RE: Amendments and Revised Plans for Cross Street Project

Hello,

As a follow up to my previous email, the reason we have placed this amendment on the Board agenda is because when we approved and conveyed the properties in August 2021, we provided the correct legal descriptions (based on prior deeds), but due to encroachment by structures on one or both sides of the five properties listed, the actual width of the vacant lots was less. The plans were based on the width in the legal descriptions, not the actual available width. The construction is either complete or soon to be completed, and the developer needed to amend the building permits to get their certificate of occupancy for the structures from L&I. We just want the agreement between the Land Bank and the developer to show the amended plans. The number of rooms has not changed – they just measure a little differently than they did in the original plans.

Best,
Andrea

Andrea Imredy Saah, Esq.
Senior Counsel, Philadelphia Land Bank
PHDC, Land Management
Direct: 215-448-2122
Email: andrea.saah@phdc.phila.gov

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From: Concerned Citizens Point Breeze <ccpbzoning@gmail.com>
Sent: Monday, March 7, 2022 3:39 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Re: Amendments and Revised Plans for Cross Street Project

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Ms.Saah:
Thank you for responding.
It states in the agenda description that the developer submitted revised plans. We were interested in learning about the revise plans
Can you confirm if there is revised plans to the project and if so can we get more info on the plans

EXHIBIT A

CCPB

On Mon, Mar 7, 2022 at 1:19 PM Andrea Saah <Andrea.Saah@phdc.phila.gov> wrote:

Good afternoon,

The resolution approving an amendment to the Purchase and Development Agreement does not require a reposting of the property, as it is not about approving the disposition of a property but about approving a change that is needed for technical accuracy of the plans. The disposition was already approved by the Board in December 2020, which did require a posting of which RCOs were notified, and the properties were conveyed to the developer in August 2021.

Sincerely,

Andrea Imredy Saah, Esq.

Senior Counsel, Philadelphia Land Bank

PHDC, Land Management

Direct: 215-448-2122

Email: andrea.saah@phdc.phila.gov

This email and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this email, you are hereby notified any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited. If you receive this email in error please immediately notify me at the number above and permanently delete the original copy and any copy of any email, and any printout thereof.

From: Concerned Citizens Point Breeze <ccpbzoning@gmail.com>

Sent: Monday, March 7, 2022 12:58 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>; Brian Romano <Brian.Romano@phdc.phila.gov>; Carolyn Terry <Carolyn.Terry@phdc.phila.gov>; Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov>

Subject: Amendments and Revised Plans for Cross Street Project

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

EXHIBIT A

To: Brian Romano, Philadelphia Land Bank

From: Concerned Citizens of Point Breeze

Date: March 7, 2022

Re: Amendments for Cross Street Project

We, RCOs did not receive any advanced notice or revised plans regarding the amendments for the Cross Street Project in Point Breeze. Rco should have had time to review any revised plans and amendments before it was placed on the agenda.

We request the reason for the amendments and revise plans before any vote is taken by the Land Bank Board.

Please send the requested information before the end of today.

Thank you.

CCPB

Angel rodriguez
Brian Romano
Carolyn Terry

Andrea Saah

RESOLUTION NO. 2022 – 4

**RESOLUTION AUTHORIZING AMENDMENT TO PURCHASE AND DEVELOPMENT
AGREEMENT DATED MARCH 31, 2021 BETWEEN PHILADELPHIA LAND BANK AND
CIVETTA PROPERTY GROUP, LLC FOR PLAN REVISION
FOR 2232 CROSS STREET, 2249 CROSS STREET, 2324 CROSS STREET,
2224 GREENWICH STREET AND 2309 GREENWICH STREET**

WHEREAS, the Philadelphia Land Bank Board of Directors (“**Board**”) approved the disposition of 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street, and 2309 Greenwich Street (each, a “**Parcel**”; collectively, the “**Parcels**”) and fifteen other properties to Civetta Property Group, LLC (the “**Developer**”) by Resolution 2020-24, adopted on December 8, 2020;

WHEREAS, the Philadelphia Land Bank (the “**Land Bank**”) and the Developer entered into a Purchase and Development Agreement dated March 31, 2021 (the “**PDA**”) for the development of the properties included in the approved disposition, with the plans for the 3-bedroom, 1.5 bath homes to be constructed on the properties (each, a “**Homeownership Unit**”) attached as Exhibit C to said PDA (the “**Original Plans**”);

WHEREAS, due to encroachment from existing adjacent structures, the area available for construction on each Parcel (the “**Buildable Area**”) was less than the area as described by the legal description of record for each Parcel, and as a result, the third bedroom in the Homeownership Units constructed on the Parcels is too small to be approved by the City Department of Licenses and Inspections (“**L&I**”) as a bedroom, preventing the Developer from obtaining a Certificate of Occupancy for those five Homeownership Units;

WHEREAS, the Developer submitted a revised plan for the Homeownership Units on the Parcels (the “**Revised Plan**”), identifying the original third bedroom as a flex space, to L&I and obtained L&I approval of the Revised Plans;

WHEREAS, the PDA provides that the Developer must complete the Homeownership Units in accordance with the plans attached to the PDA before the Land Bank will issue and record a Certificate of Completion;

WHEREAS, the Developer has therefore requested that the Land Bank amend the PDA to include the Revised Plan for the Homeownership Units constructed on the Parcels, to permit the issuance of the Certificate of Completion in accordance with the approved plans;

WHEREAS, the Land Bank Board of Directors has determined that it is in the best interest of the Land Bank to amend the PDA to include the Revised Plan for the Homeownership Units constructed on 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street and 2309 Greenwich Street, pursuant to this Resolution;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Directors of the Philadelphia Land Bank that, subject to the terms and conditions of this Resolution:

1. The Land Bank hereby consents to amending the Purchase and Development Agreement between the Land Bank and Civetta Property Group, LLC to include the Revised Plan for the Homeownership Units constructed on 2232 Cross Street, 2249 Cross Street, 2324 Cross Street, 2224 Greenwich Street and 2309 Greenwich Street, said amendment to be recorded in the Philadelphia Department of Records prior to the Land Bank's issuance and recording of the Certificate of Completion for the development.
2. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all documents, as may be necessary or desirable, to effectuate the amendment to the Purchase and Development (the "**Transaction Documents**") in accordance with the terms of this Resolution, and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

APRIL 12, 2022 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 4.A

RESOLUTION NO. 2022 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF 2642, 3114, 3116 AND 3118 DICKINSON STREET; 2637, 2641, 2655, 2900, 2950-54 AND 2955 GERRITT STREET; 1501 S. MARSTON STREET (INCLUDING 1500 S. ETING STREET); 1506, 1511 AND 1517 S. STILLMAN STREET; 1516, 1519, 1527 AND 1529 S. TANEY STREET; 3100 AND 3124 TASKER STREET; 2603, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 AND 2654 WILDER STREET; 1448 S. 31ST STREET; AND 1443 S. 32ND STREET TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2642, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900, 2950-54 and 2955 Gerritt Street; 1501 S. Marston Street (including 1500 S. Etting Street); 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; 2603, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street; and 1443 S. 32nd Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Nature of Transaction: The Philadelphia Land Bank (the "PLB") will facilitate the conveyance of title of these properties owned by the PLB to the Philadelphia Housing Development Corporation (PHDC):

- The conveyance of this properties will be for disposition, reuse, and management by the Philadelphia Housing Development Corporation.
- The PLB properties listed below are proposed for conveyance by the Philadelphia Land Bank in collaboration with the 2nd Councilmanic District Office.

PROPERTY INFORMATION:

PLB Conveyance: The PLB property attached hereto as Exhibit "A" will be conveyed to the Philadelphia Housing Development Corporation without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

2nd Councilmanic District

2642 Dickinson Street (PRA)
3114 Dickinson Street
3116 Dickinson Street
3118 Dickinson Street
2637 Gerritt Street
2641 Gerritt Street
2655 Gerritt Street
2900 Gerritt Street (PRA)
2950-54 Gerritt Street
2955 Gerritt Street
1501 S. Marston Street (includes 1500 S. Etting Street) (PRA)
1506 S Stillman St
1511 S Stillman St
1517 S Stillman St
1516 S Taney St
1519 S Taney St
1527 S Taney St
1529 S Taney St
3100 Tasker Street
3124 Tasker Street
2603 Wilder Street (PUB)
2617 Wilder Street
2623 Wilder Street
2635 Wilder Street
2637 Wilder Street
2641 Wilder Street
2643 Wilder Street
2645-47 Wilder Street
2654 Wilder Street
1448 S. 31st Street
1443 S. 32nd Street

APRIL 12, 2022 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 5.A

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1210, 1212 AND 1214 S. 27TH STREET; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 AND 2739
INGRAM STREET; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 AND
2740 MANTON STREET; AND 2705 AND 2720 OAKFORD STREET
TO COMMUNITY JUSTICE LAND TRUST**

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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1210, 1212 and 1214 S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; and 2705 and 2720 Oakford Street (collectively, the “**Property**”) to Community Justice Land Trust (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Twenty-Four and 00/100 Dollars (\$24.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 1210, 1212 and 1214 S. 27th Street, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street, 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street, 2705 and 2720 Oakford Street

2. PROPERTY INFORMATION

Zip Code: 19146	Census Tract: 003300	Council District: 2
Zoning: RM-1 and CMX-2	Lot Area: 16,499 SF	
OPA Value: \$593,300	Appraised Value: \$1,988,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Community Justice Land Trust	Type: Nonprofit
Entity Owners: Women's Community Revitalization Project (Eleanor Lichtash, WCRP Exec. Dir., CJLT President)	
Mailing Address: 100 W. Oxford Street, Suite E-2300, Philadelphia, PA 19122	
Authorized Contact: Paul Aylesworth (WCRP Real Estate Development Coordinator)	
Application Date: November 4, 2021	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price Paid at Settlement: \$24.00	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 15
Units: 27 units - Residential / 0 units - Commercial	End User: Lease to Tenant
Gross Floor Area (sq. ft.): 29,831	Construction Cost / sq. ft.: \$246.95
Construction Costs: \$7,366,714	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$13,577,484	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: 15% MBE – 5 % WBE
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

6. DEVELOPMENT SUMMARY

How was title acquired? All the properties, except for 1210, 1212 and 1214 S. 27th, are in Land Bank ownership. These three (3) properties have all the approvals needed to be transferred to the Land Bank and we are just waiting for the transfer deed. The other properties already in Land Bank ownership were acquired from PHDC and from the City through the PRA.

Project Summary:

This proposal is for the development of Arlene Thorpe Townhomes, a new construction Low Income Housing Tax Credit (LIHTC) project. A total of twenty-seven (27) affordable rental housing units will be developed to consist of townhomes and apartment units for low and very low-income families. The development will contain seven (7) one-bedroom units, ten (10) two-bedroom units and ten (10) three-bedroom units, varying between flats, bi-level and tri-level units. The project intends to satisfy the city's initiative to provide housing for large families by providing larger units. All units enjoy numerous amenities including separate entrances, washers and dryers, central air condition and ample floor plans designed to meet tenant needs. A community room and management office of approximately 1000 SF will be provided on site. Three (3) units will target Supportive Housing tenants at 20% of AMI. Seven (7) units will be leased at 30% of AMI, seven (7) units will be leased at 50% of AMI and ten (10) units will be leased at 60% of AMI. Unit sizes range from 665 SF to 1,294 SF. All townhome or bi-level units will have 1.5 bathrooms while 1-bedroom and 2-bedroom flats will have one full bathroom. Six (6) of the units will be accessible for families with physical disabilities and two (2) units will be accessible to those with sensory disabilities. The developer received an Annual Contributions Contract Subsidy (ACC) subsidy from the Philadelphia Housing Authority (PHA). The ACC subsidy will be applied to 15 of the 27 units to keep rents as low as possible. An EOP will apply for this project. Women's Community Revitalization Project (WCRP) is the developer of the project, but the owner of the land will be Community Justice Land Trust (CJLT), which is wholly owned by WCRP. The General Partner at 0.01% is Arlene Thorpe GP, Inc. which is wholly owned by WCRP, and the Limited Partner at 99.99% is Arlene Thorpe Limited Partnership.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
<i>If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions</i>	

A Declaration of Restrictive Covenants will be placed on all the units.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1210, 1212 and 1214 S. 27th Street, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street, 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street, and 2705 and 2720 Oakford Street to Community Justice Land Trust for the purpose of developing affordable, Low-Income Housing Tax Credit rental housing.

Prepared by: Brian Romano – Project Manager II

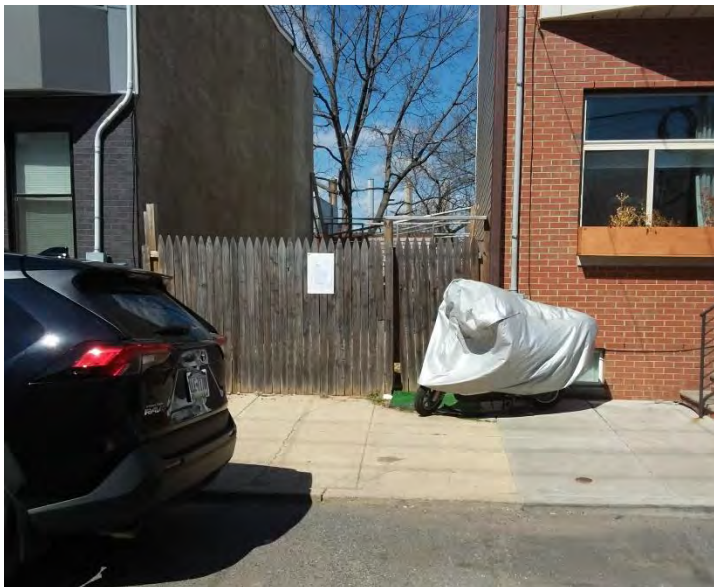
Reviewed by: Jessie Lawrence – Director of Real Estate

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

PROPERTY POSTING PHOTO(S)





Type A Elevations

A2.00A

03/20/22



SITE PLAN



Arlene Thorpe Townhomes

Grays Ferry
Philadelphia PA 19146

Building Type	Address	Floor	Bedrooms	Bathrooms	Net Area	Gross Area	Mobility Accessible	Sensory Accessible	Visitable
C	1210 S. 27th Street A	Second	3	1.5	1040	1124			
	1210 S. 27th Street B	Third	3	1.5	1110	1193			
	1214 S. 27th Street		3	1.5	1537	1714			X
E	2723 Ingram Street A	First	3	1.5	1069	1161	X		X
	2723 Ingram Street B	Second	3	1.5	1069	1161			
	2723 Ingram Street C	Third	3	1.5	1069	1161			
B	2729 Ingram Street A	First	1	1	717	795	X		X
	2729 Ingram Street B	Second	1	1	843	929			
B+	2733 Ingram Street A	First	1	1	665	747	X		X
	2733 Ingram Street B	Second	1	1	843	917			
B+	2737 Ingram Street A	First	1	1	665	795		X	X
	2737 Ingram Street B	Second	1	1	843	917			
A-	2741 Ingram Street A	First	2	1	800	884	X		X
	2741 Ingram Street B	Second	2	1	948	1024			
A-	2704 Manton Street A	First	2	1	819	905	X		X
	2704 Manton Street B	Second	2	1	969	1046			
D+	2707 Ingram Street		3	1.5	1287	1372			X
A+	2710 Manton Street A	First	1	1	714	786	X		X
	2710 Manton Street B	Second	2	1	955	1032			
F	2716 Manton Street		2	1.5	1226	1364			X
D+	2720 Manton Street		3	1.5	1294	1374			X
A	2724 Manton Street A	First	2	1	806	891		X	X
	2724 Manton Street B	Second	2	1	955	1032			
A	2738 Manton Street A	First	2	1	787	870			
	2738 Manton Street B	Second	2	1	933	1011			
D+	2705 Oakford Street		3	1.5	1282	1370			X
D	2720 Oakford Street		3	1.5	1093	1208			X
	Residential Subtotal				26339	28783	6	2	16
	Community Space				969	1048			
	Project Grand Total				27308	29831			
	Total Number of Units	27							

Net Area - Measured from interior finish surface of the perimeter walls

Gross Area - Measured from centerline of shared wall and outer surface of exterior walls

Unit Area Chart



Women's
Community
Revitalization
Project
Proyecto de
Mujeres para la
Revitalización
Comunal

Arlene Thorpe Townhomes

Grays Ferry
Philadelphia PA 19146

A0.05

02/23/21

SECOND FLOOR

34'-10"

28'-0"

SECOND FLOOR LAYOUT:

- PRIMARY BEDROOM: 148 SF, 11'-0" x 13'-5"
- BEDROOM: 121 SF, 11'-0" x 11'-0"
- LIVING DINING: 337 SF, 14'-8" x 21'-7"
- KITCHEN: 106 SF, 11'-5" x 9'-3"
- BATHROOM: 51 SF

FIRST FLOOR

34'-10"

28'-0"

FIRST FLOOR LAYOUT:

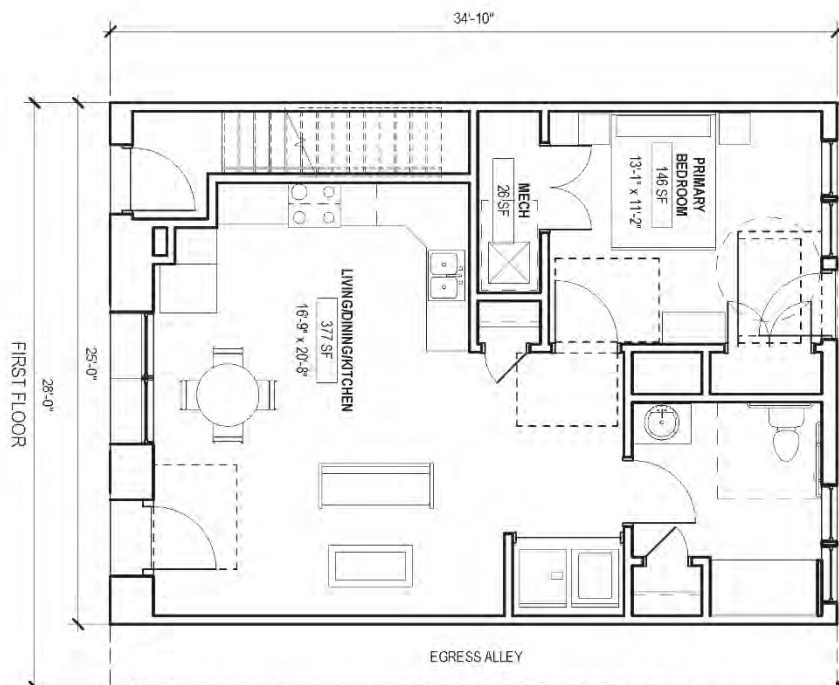
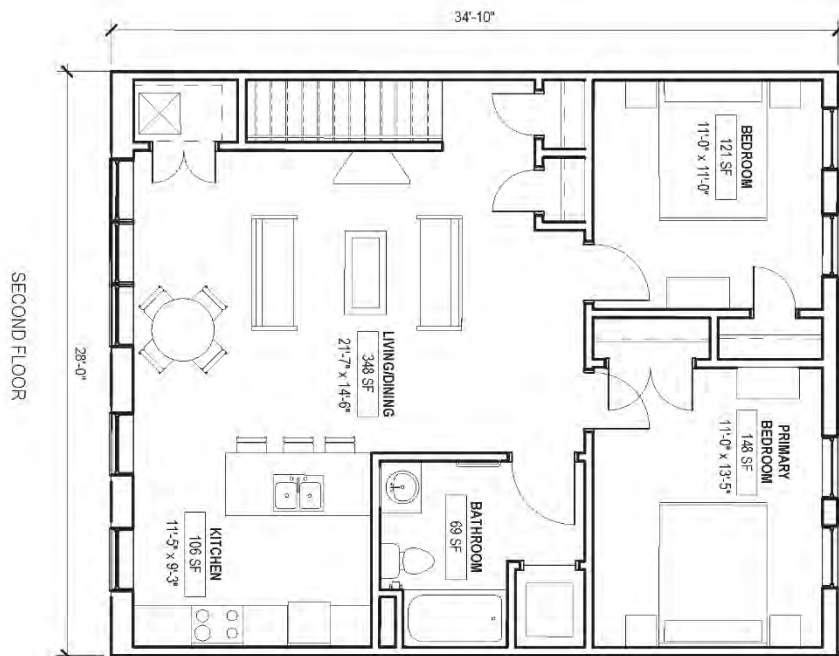
- PRIMARY BEDROOM: 146 SF, 13'-1" x 11'-2"
- BEDROOM: 122 SF, 13'-1" x 10'-10"
- LIVING DINING: 187 SF, 15'-7" x 11'-0"
- KITCHEN: 160 SF, 15'-1" x 8'-1"
- BATHROOM: 97 SF
- MECH: 26 SF



Mamie Nichols Manton Street

Grays Ferry
Philadelphia PA 19146

02/23/21



Building Type A+ Floor Plans



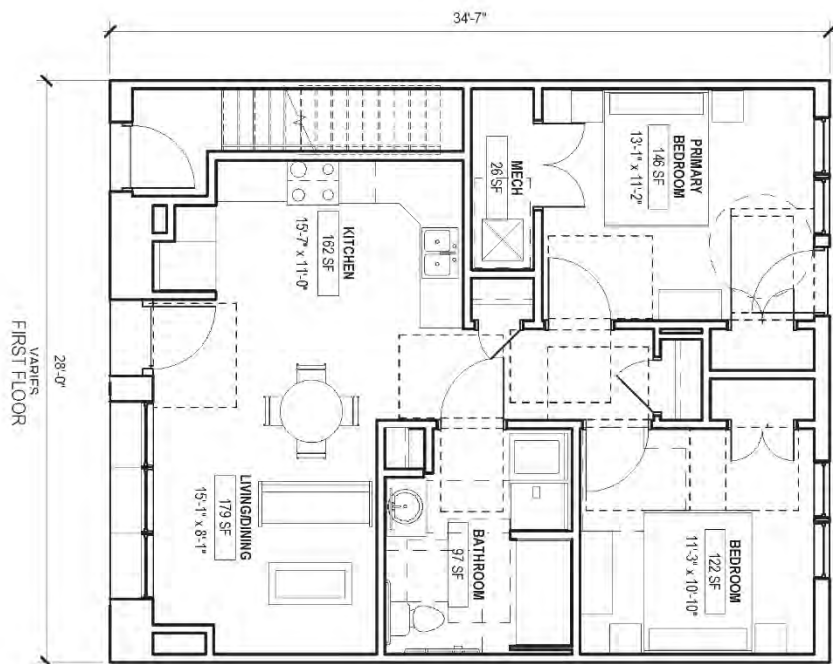
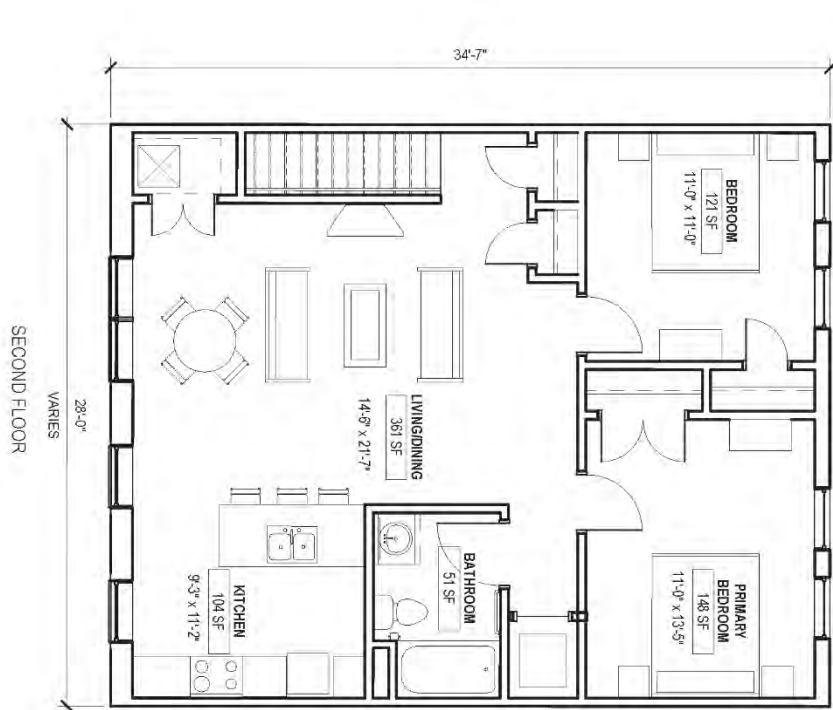
Woman's
Community
Revitalization
Project
Cultural

Mamie Nichols Manton Street

Grays Ferry
Philadelphia PA 19146

A1.10A+

02/23/21



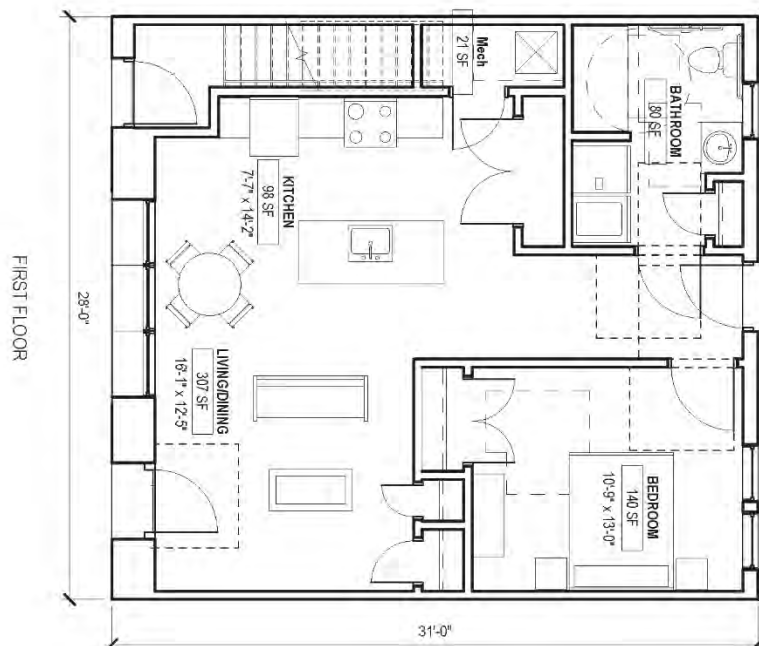
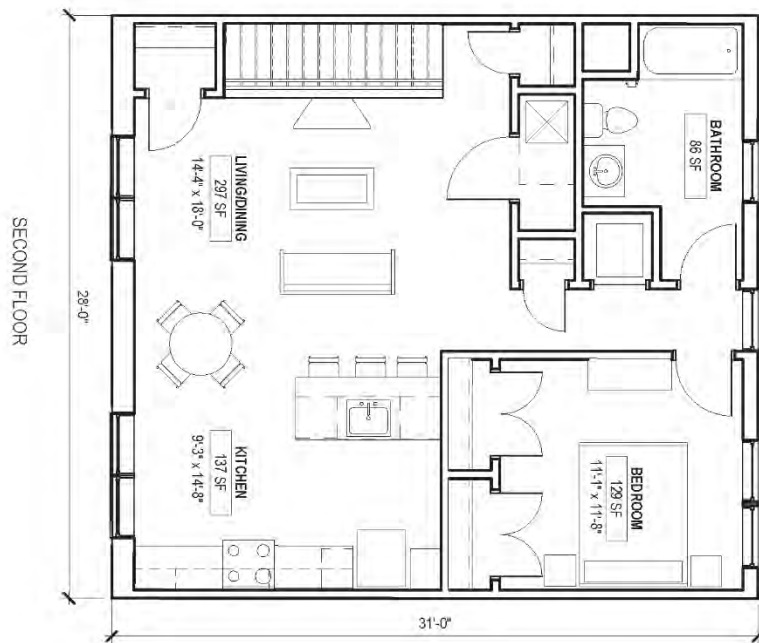
Building Type A- Floor Plans



Women's
Community
Revitalization
Project
Cicada

Mamie Nichols Manton Street
Grays Ferry
Philadelphia PA 19146

A1.20A-
02/23/21



Building Type B Floor Plans

cicada
PHILADELPHIA

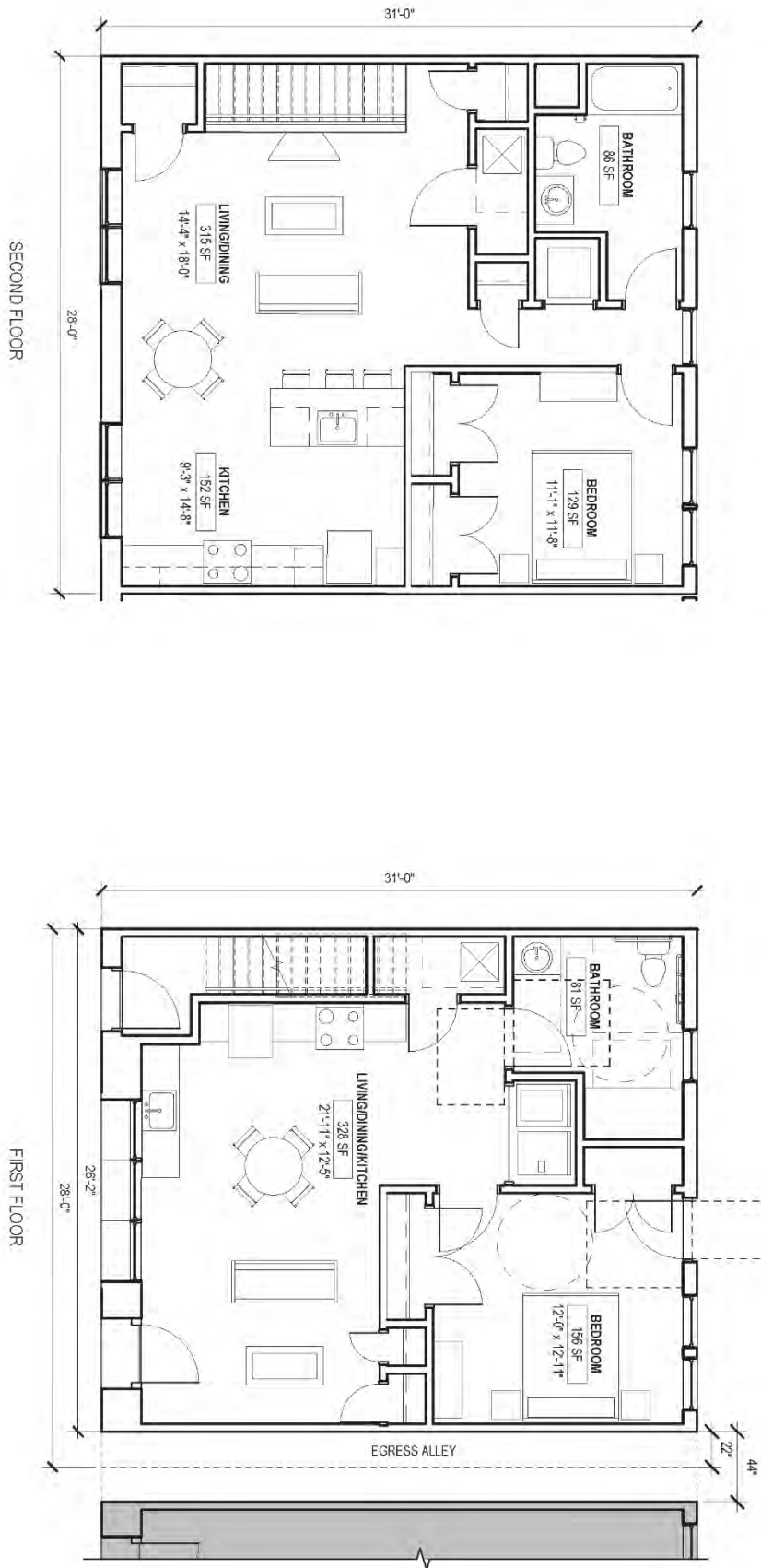
Women's Community Revitalization Project
Proyecto de Mujeres para la Revitalización Comunal

Mamie Nichols Manton Street

Grays Ferry/
Philadelphia PA 19146

A1.30B

02/23/21



Building Type B+ Floor Plans



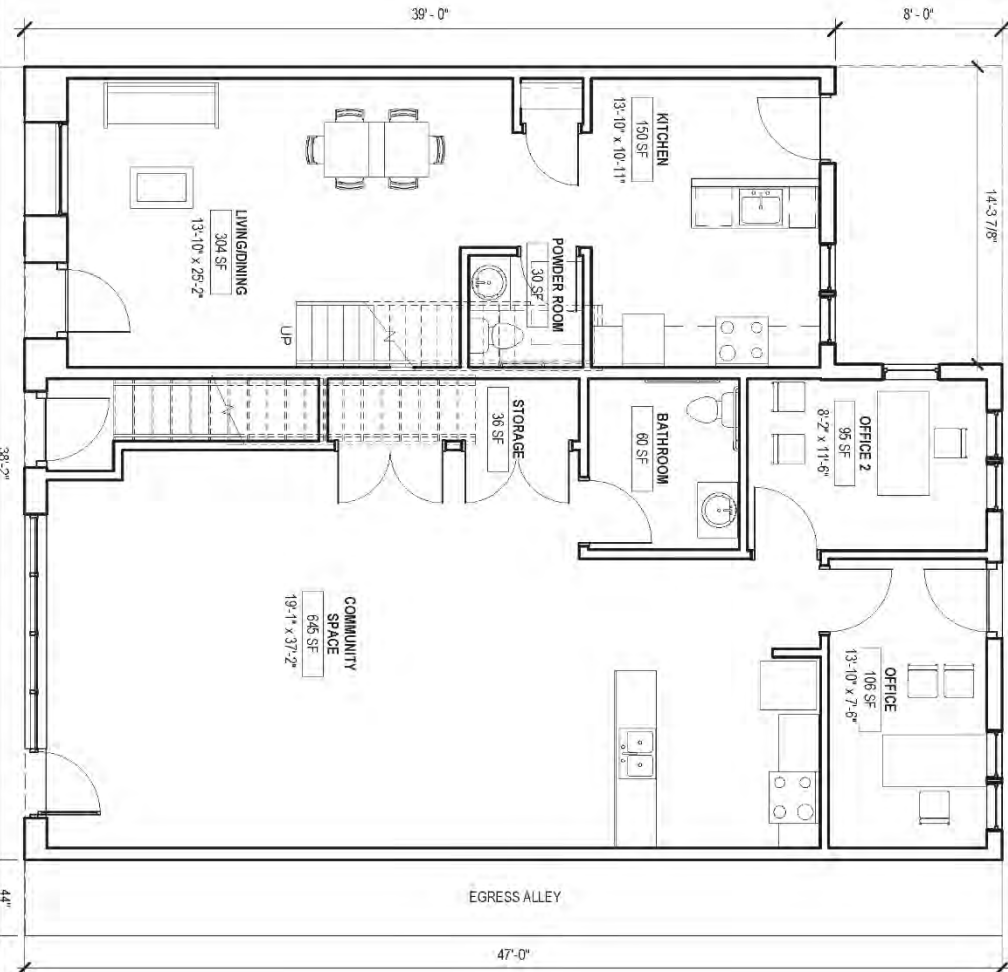
Women's Community Revitalization Project
Proyecto de Mujeres para la Revitalización Comunal

Mamie Nichols Manton Street

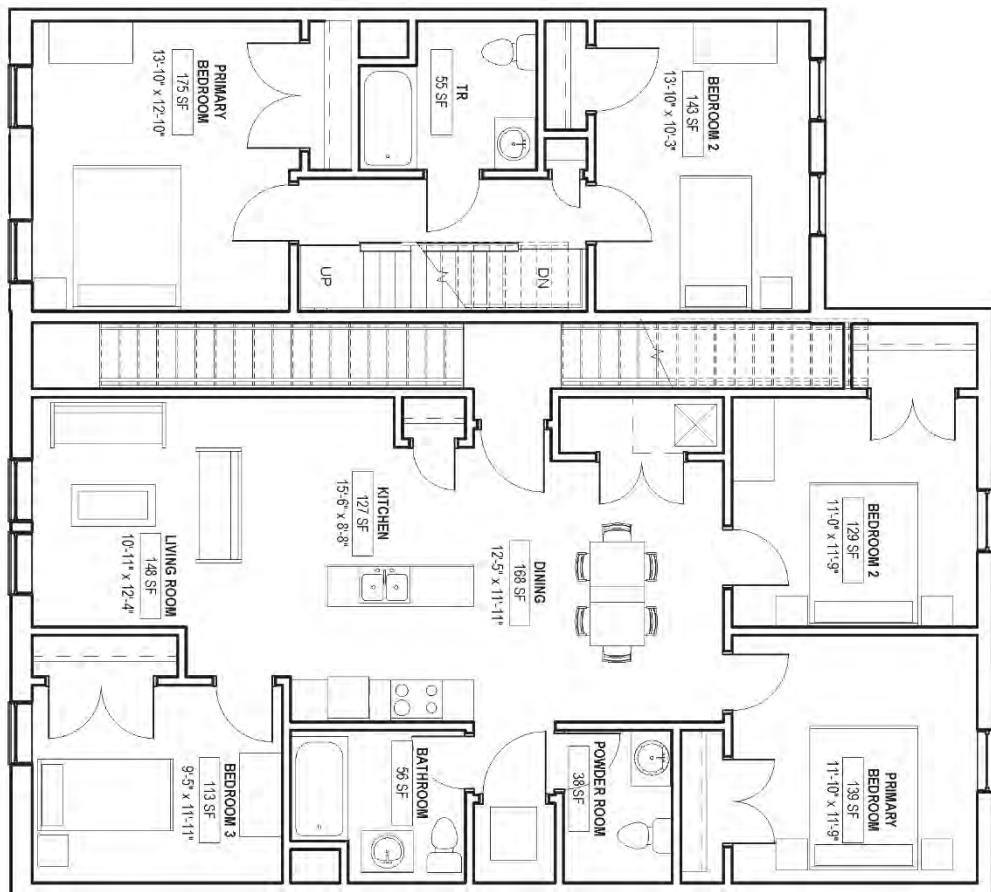
Grays Ferry/
Philadelphia PA 19146

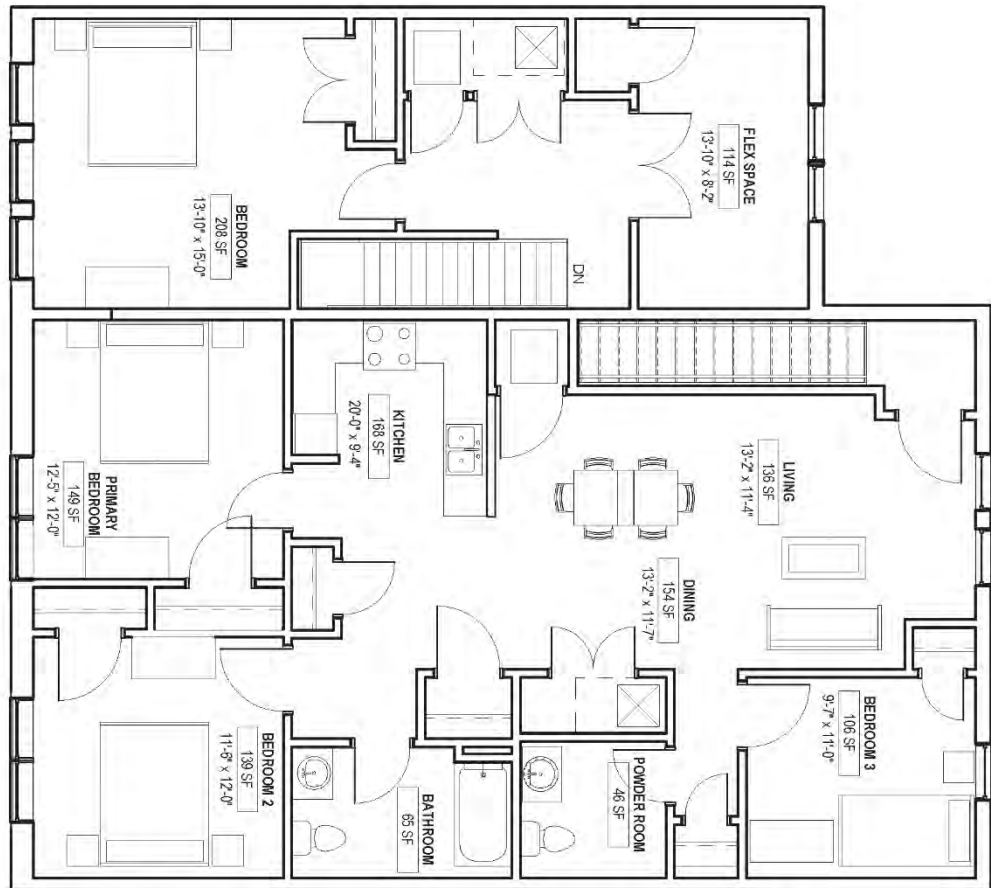
A1.40B+

02/23/21



FIRST FLOOR
Building Type C Floor Plan





THIRD FLOOR
Building Type C Floor Plan



Women's
Community
Revitalization
Project

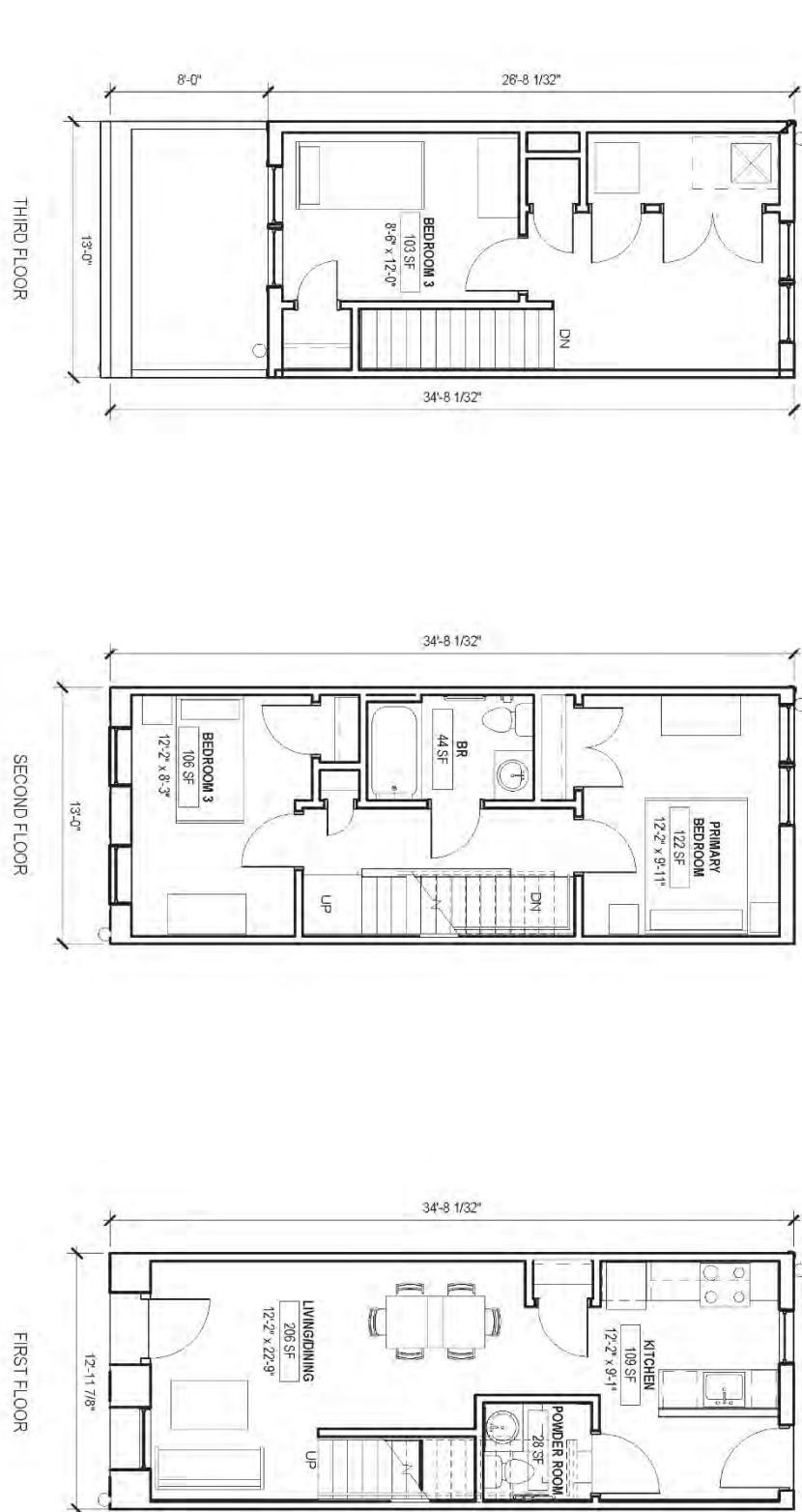
Proyecto de
Mujeres para la
Revitalización
Comunal

Mamie Nichols Manton Street

Grays Ferry
Philadelphia PA 19146

A1.52C

02/23/21



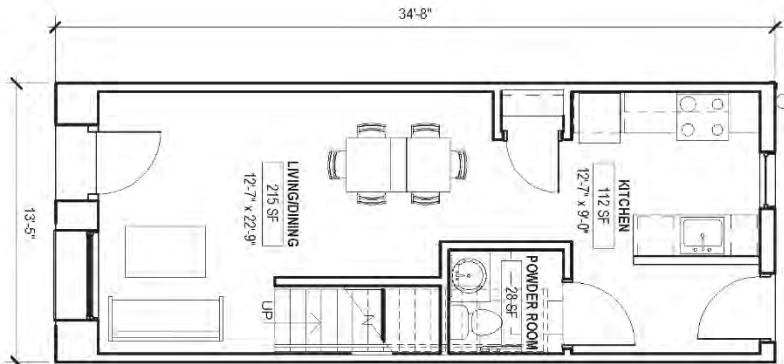
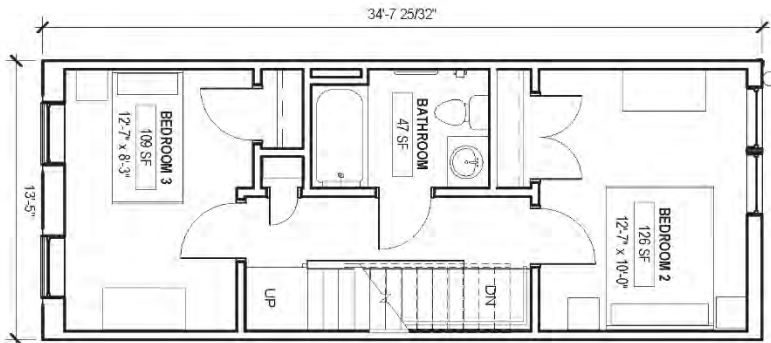
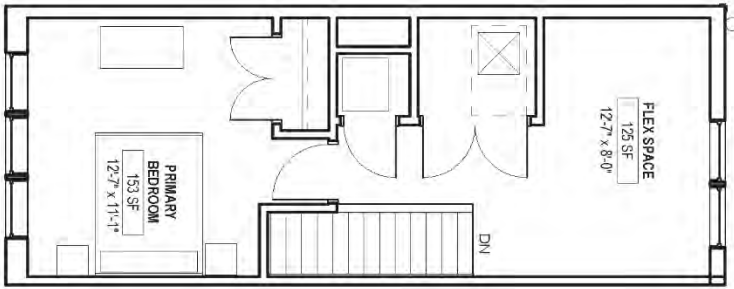
Building Type D Floor Plans

cicada
ARCHITECTURE • URBANISMO

Women's
Community
Revitalization
Project
Comunal

Mamie Nichols Manton Street
Grays Ferry
Philadelphia PA 19146

A1.60D
02/23/21



Building D+ Floor Plans



Women's
Community
Revitalization
Project
Continual

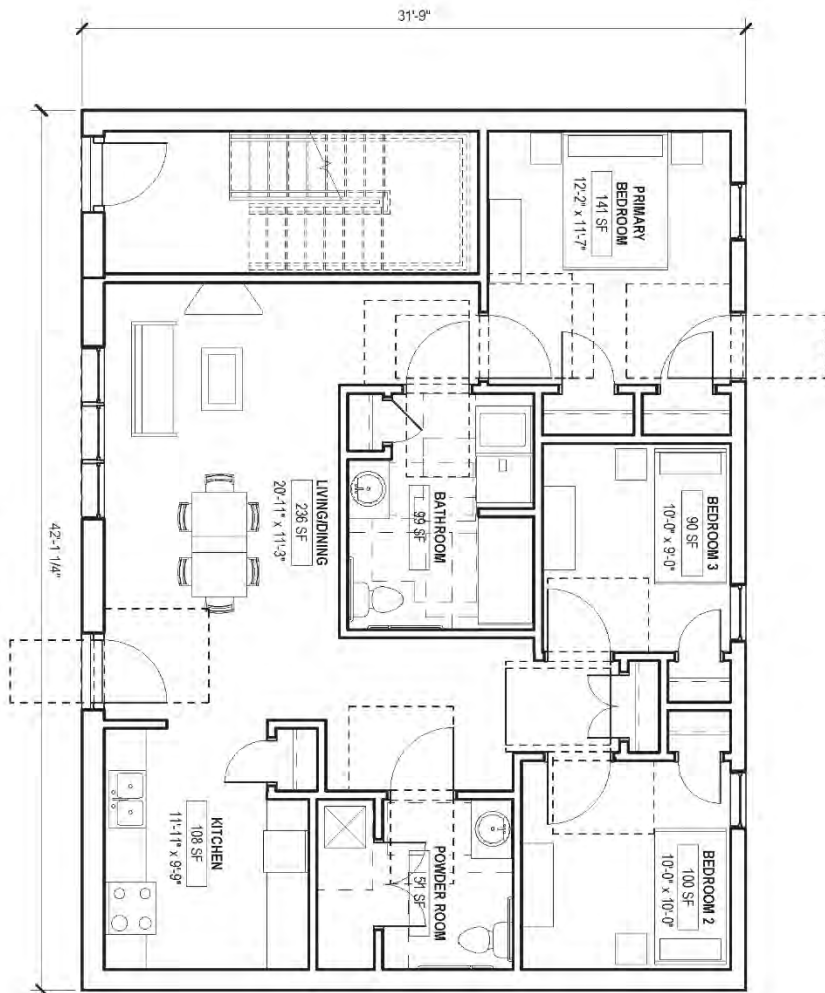
Proyecto de
Mujeres para la
Revitalización
Continual

Mamie Nichols Manton Street

Grays Ferry
Philadelphia PA 19146

A1.70D+

02/23/21



Building Type E Floor Plan



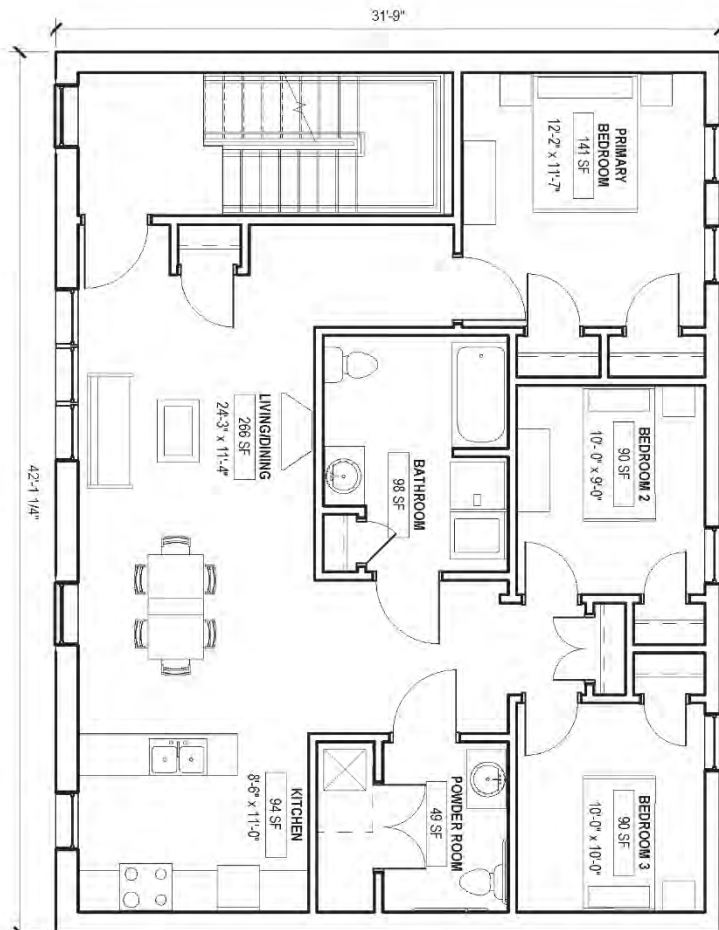
Women's Community Revitalization Project
Proyecto de Mujeres para la Revitalización Comunal

Mamie Nichols Manton Street

Grays Ferry
Philadelphia PA 19146

A1.80E

02/23/21



SECOND & THIRD FLOOR



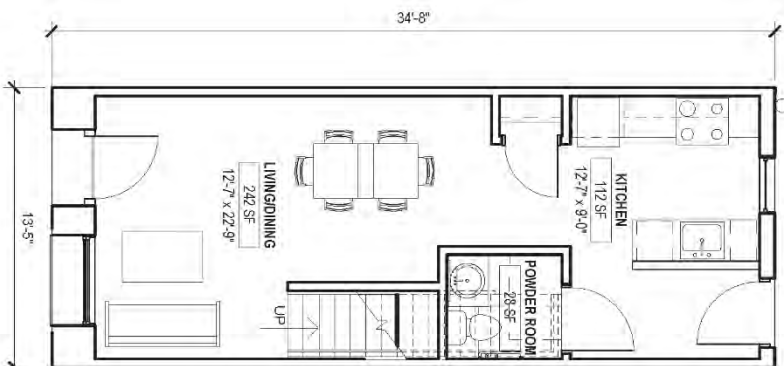
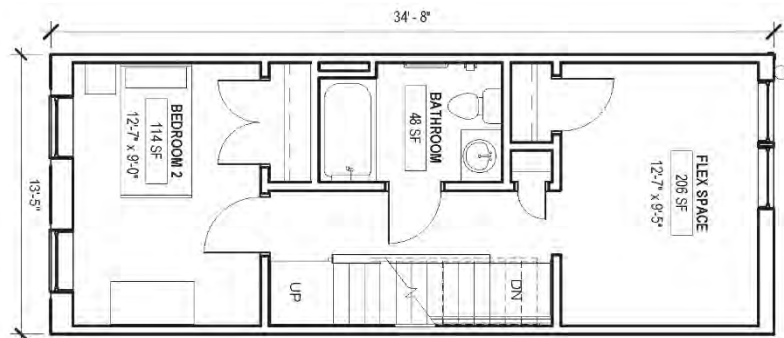
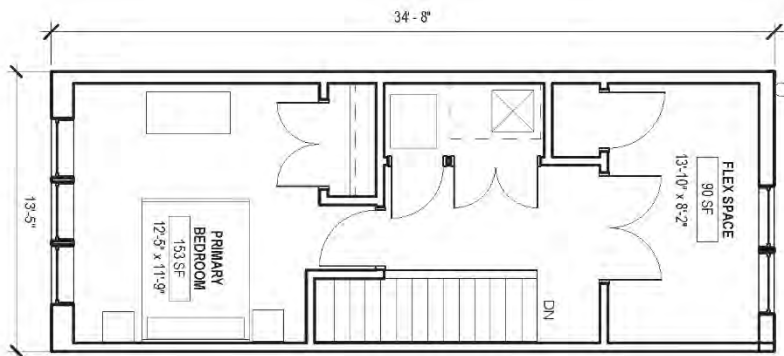
Building Type E Floor Plan



Women's Community Revitalization Project
Proyecto de Mujeres para la Revitalización Comunal

Mamie Nichols Manton Street
Grays Ferry
Philadelphia PA 19146

A1.81E
02/23/21



Building Type F Floor Plans

WCRP

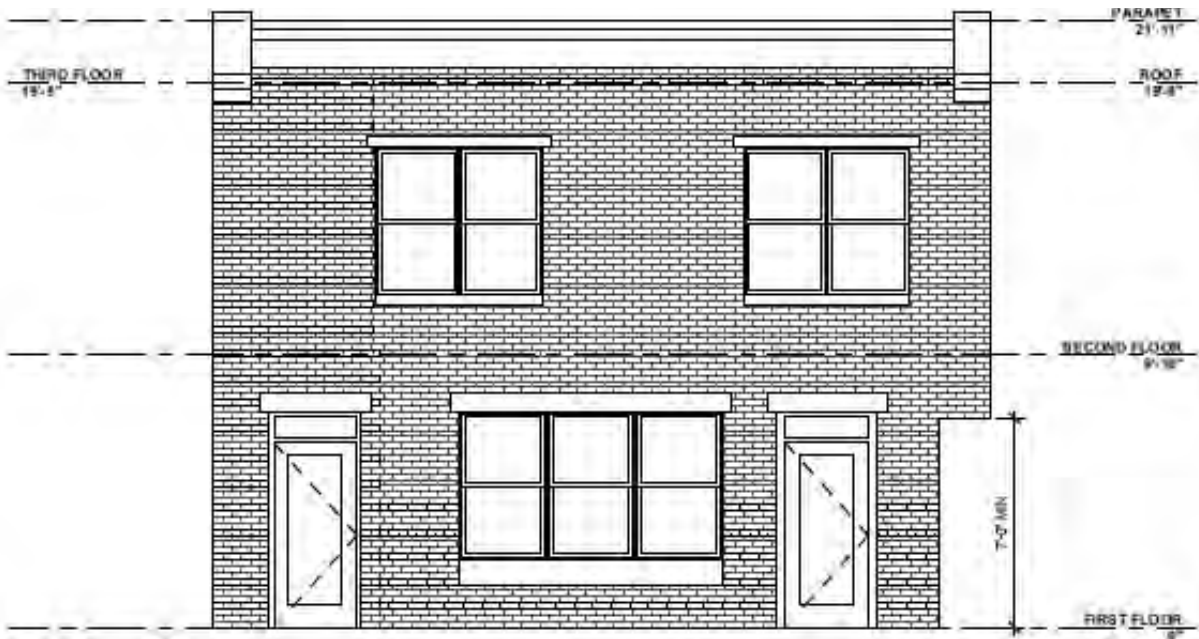
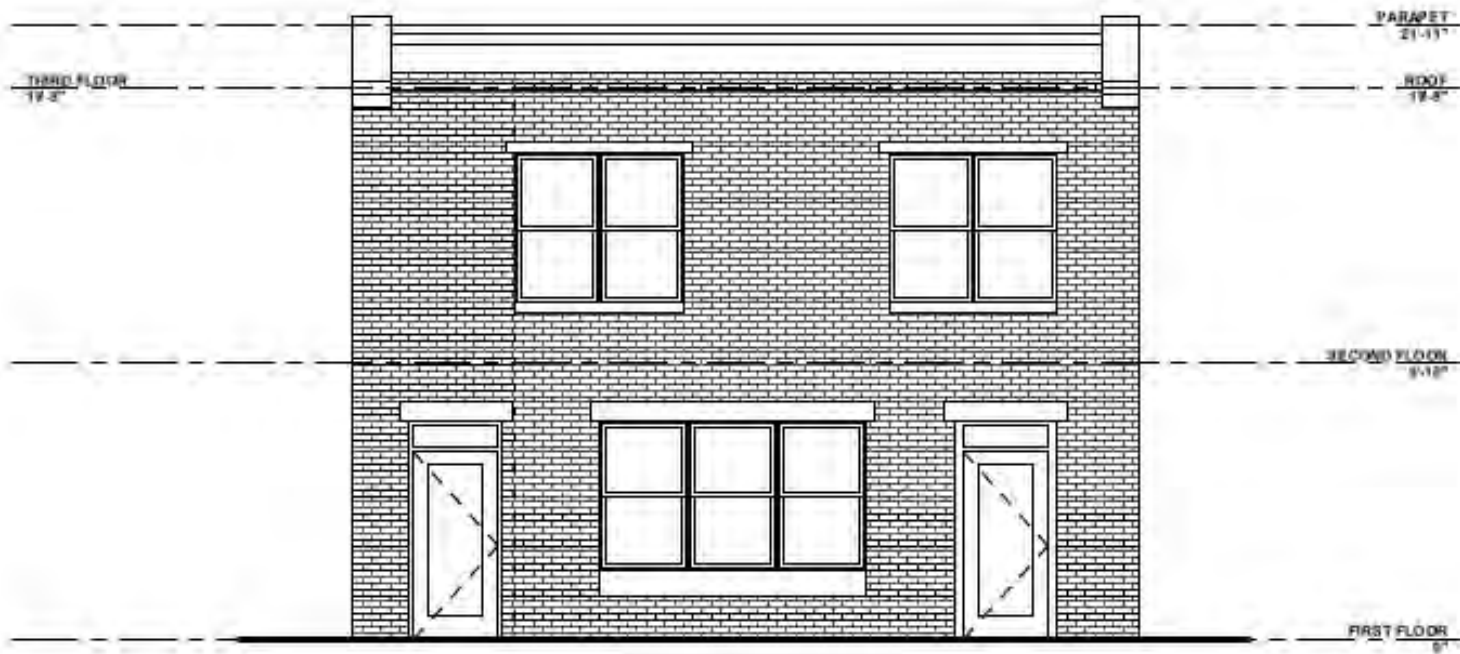


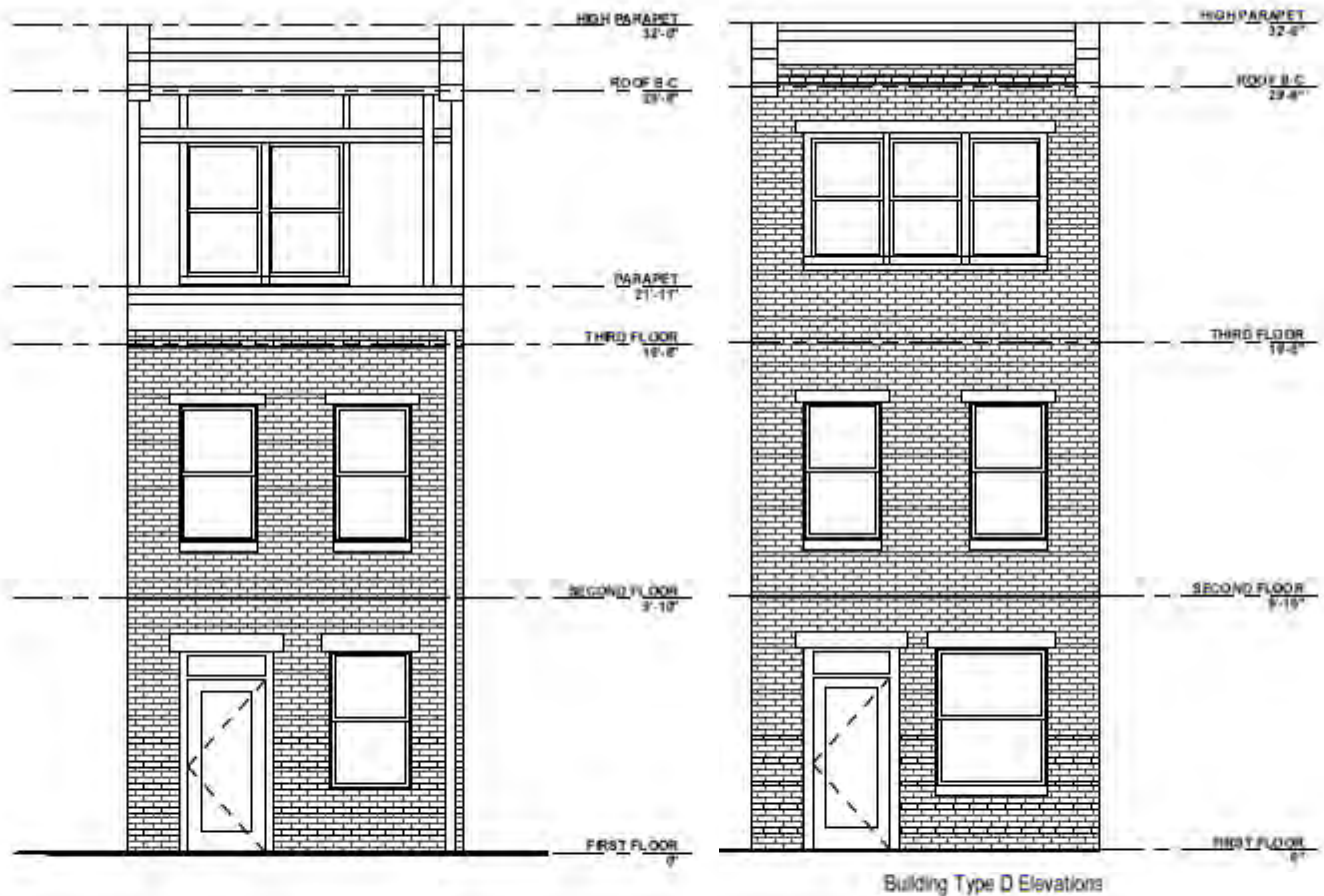
MAMIE NICHOLS TOWNHOMES - MANTON STREET

ELEVATION(S)

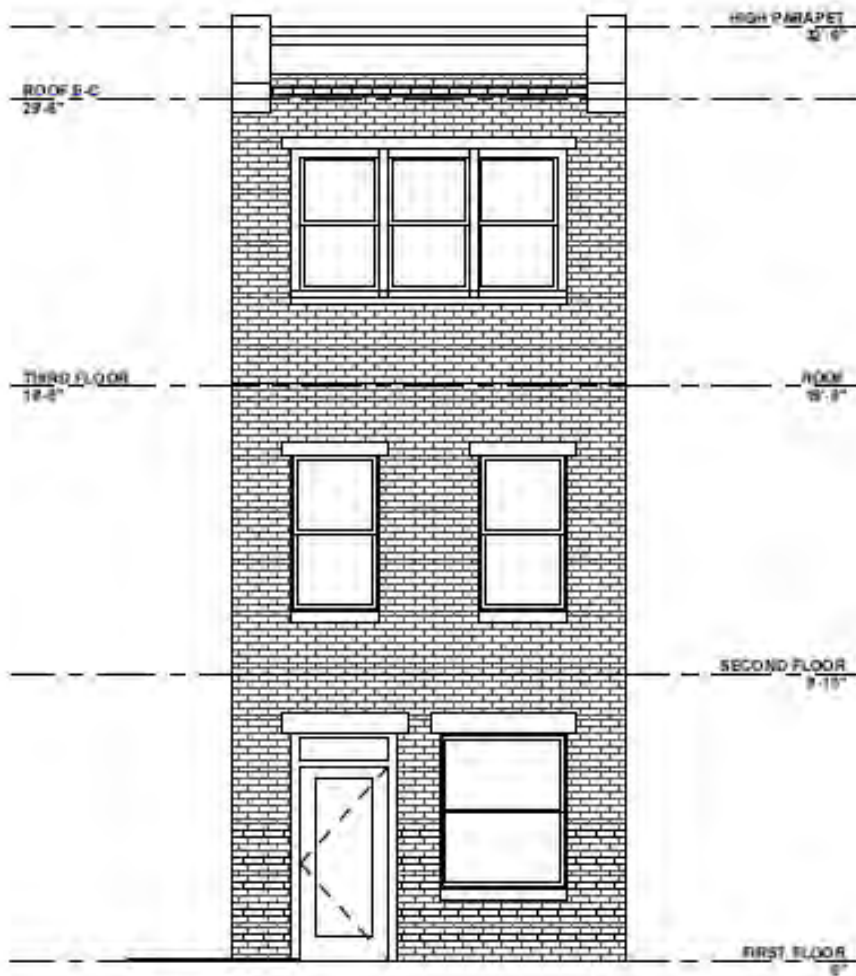


Building Type A- Elevations









Building Type F Elevations

Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Community Justice Land Trust
Property Address: Arlene Thorpe Townhomes, Multiple Addresses, Manton St. Grays Ferry

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$2,000,000.00	14.73%	PHDC Funding
	\$9,003,137.00	66.31%	Limited Partner equity (not debt)
	\$602,500.00	4.44%	Reinvested and deferred developer's fee
Other - describe to the right	Yes \$1,200,000.00	8.84%	PHFA PHARE
Other - describe to the right	Yes \$9,017.00	0.07%	Anticipated PECO Energy Rebate
Other - describe to the right	\$762,830.00		Anticipated PHDC Financing
TOTAL SOURCE OF FUNDS	\$13,577,484.00	94.38%	

USE OF FUNDS

HARD COSTS

ACQUISITION

Cost	% Total
Property Acquisition	\$0.00 0.00%
Closing Costs	\$33,194.00 0.24%
Other - describe in space to the right	\$0.00 0.00%

UNIT CONSTRUCTION

Complete table at bottom of page	\$7,366,713.99 54.26%
----------------------------------	-----------------------

OTHER CONSTRUCTION

Landscaping	\$25,000.00 0.18%
Permits	\$36,944.00 0.27%
Clearance and Demolition	\$123,600.00 0.91%
Utility Connections & Tap Fees	0.00%

INFRASTRUCTURE

Streets and Sidewalks	\$108,150.00 0.80%
Water and Sewer	\$859,000.00 6.33%
Stormwater & Drainage	\$375,000.00 2.76%
Impact Fees	\$0.00 0.00%

OTHER HARD COSTS

Hard Cost Contingency	\$303,836.00 2.24%
Other - describe in space to the right	\$519,684.00 3.83% general requirements
Other - describe in space to the right	\$658,724.00 4.85% Builders Profit, Builders Overhead
Other - describe in space to the right	\$58,816.00 0.43% bond premium

TOTAL HARD COSTS

\$10,468,661.99	77.10%
------------------------	---------------

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$0.00 0.00%
Architecture & Engineering	\$607,794.00 4.48%
Legal	\$60,000.00 0.44%
Consultant	\$0.00 0.00%
Survey	\$23,000.00 0.17%
Market Study	\$7,500.00 0.06%
Environmental	\$121,460.00 0.89%
Organization Expense	\$62,000.00 0.46%
Other Consultants	\$56,000.00 0.41%

FINANCE COSTS

Construction Loan Interest	\$105,468.00 0.78%
Construction Origination	\$129,300.00 0.95%
Appraisal	\$7,000.00 0.05%
Construction Insurance	\$37,000.00 0.27%
Property Taxes	\$8,305.00 0.06%

OTHER SOFT COSTS

Holding Costs	\$0.00 0.00%
Soft Cost Contingency	\$0.00 0.00%
Developer Fee, if applicable	\$1,192,789.00 8.79%
Other - describe in space to the right	\$50,000.00 0.37% Syndication Fees
Other - describe in space to the right	\$364,835.00 2.69% Development Reserves
Other - describe in space to the right	\$276,371.01 2.04% Miscellaneous Development Charges

TOTAL SOFT COSTS

\$3,108,822.01	22.90%
-----------------------	---------------

TOTAL DEVELOPMENT COST

\$13,577,484.00	100.00%
------------------------	----------------

Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1 Building A	951	\$246.95	\$234,847.81	4	\$939,391.24	3,804	12.75%
2 Building A+	909	\$246.95	\$224,475.98	2	\$448,951.96	1,818	6.09%
3 Building A-	965	\$246.95	\$238,243.35	4	\$952,973.39	3,859	12.94%
4 Building B	862	\$246.95	\$212,869.41	2	\$425,738.83	1,724	5.78%
5 Building B+	844	\$246.95	\$208,424.34	4	\$833,697.38	3,376	11.32%
6 Building C	1,693	\$246.95	\$418,083.43	3	\$1,254,250.29	5,079	17.03%
7 Building D	1,208	\$246.95	\$298,313.52	1	\$298,313.52	1,208	4.05%
8 Building D+	1,372	\$246.95	\$338,813.03	3	\$1,016,439.10	4,116	13.80%
9 Building E	1,161	\$246.95	\$286,706.95	3	\$860,120.84	3,483	11.68%
10 Building F	1,364	\$246.95	\$336,837.45	1	\$336,837.45	1,364	4.57%
11			\$0.00	0	\$0.00	0	0.00%
TOTALS			\$2,797,615.27	27	\$7,366,713.99	29,831	100.00%

APPRAISAL VALUES

<u>Address</u>	<u>SF</u>	<u>Zoning</u>	<u>OPA</u>	<u>Value</u>
1210 S. 27 th Street	781	CMX-2	\$ 40,100.00	\$ 95,000.00
1212 S. 27 th Street	781	CMX-2	\$ 40,100.00	\$ 95,000.00
1214 S. 27 th Street	781	CMX-2	\$ 40,100.00	\$ 95,000.00
2723 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2725 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2727 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2729 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2731 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2733 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2735 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2737 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2739 Ingram Street	535	RM-1	\$ 20,300.00	\$ 65,000.00
2704 Manton Street	1171	RM-1	\$ 30,100.00	\$ 140,000.00
2706 Manton Street	583	RM-1	\$ 20,900.00	\$ 70,000.00
2710 Manton Street	665	RM-1	\$ 22,400.00	\$ 80,000.00
2712 Manton Street	575	RM-1	\$ 20,800.00	\$ 70,000.00
2716 Manton Street	635	RM-1	\$ 21,900.00	\$ 75,000.00
2720 Manton Street	635	RM-1	\$ 21,900.00	\$ 75,000.00
2724 Manton Street	635	RM-1	\$ 21,900.00	\$ 75,000.00
2726 Manton Street	635	RM-1	\$ 21,900.00	\$ 75,000.00
2738 Manton Street	1171	RM-1	\$ 30,100.00	\$ 140,000.00
2740 Manton Street	1171	RM-1	\$ 30,100.00	\$ 140,000.00
2705 Oakford Street	695	RM-1	\$ 23,500.00	\$ 83,000.00
2720 Oakford Street	770	RM-1	\$ 24,800.00	\$ 95,000.00

APRIL 12, 2022 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 5.B.1

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1543, 1545, 1547, 1549, 1551, 1553, 1554 AND 1555 S. DOVER STREET; 1540, 1542, 1544, 1546,
1548, 1550, 1552 AND 1554 S. MYRTLEWOOD STREET; AND 1546 S. 30TH STREET
TO AFFORDABLE ALLIANCE COMPANY 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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1543, 1545, 1547, 1549, 1551, 1553, 1554 and 1555 S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; and 1546 S. 30th Street (collectively, the “**Property**”) to Affordable Alliance Company LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Seventeen Thousand and 00/100 Dollars (\$17,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 1543, 1545, 1547, 1549, 1551, 1553, 1554, and 1555 S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; and 1546 S. 30th Street

2. **PROPERTY INFORMATION**

Zip Code: 19146	Census Tract: 003300	Council District: 2
Zoning: RSA-5	Lot Area: 11,404 SF	
OPA Value: \$336,900	Appraised Value: \$1,105,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Affordable Alliance Company LLC	Type: Business / Legal Entity
Entity Owners: Lawrence McKnight & Mo Rushdy (BMK Properties LLC); Dawud Bey & Tabatha Fulton (Fine Print Construction LLC)	
Mailing Address: 3020 Richmond Street, Philadelphia PA 19134	
Authorized Contact: Mohamed Rushdy	
Application Date: 02/28/2022	

4. **PROJECT INFORMATION**

Disposition Type: RFP	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$17,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 17
Units: 17 - Residential / 0 - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 20,400	Construction Cost / sq. ft.: \$143
Construction Costs: \$2,973,697	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$3,226,000	Mortgage Amount: \$N/A

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: 25% MBE, 10% WBE
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

6. DEVELOPMENT SUMMARY

How was title acquired? The City-owned property was acquired through sheriff sale, and some were acquired via condemnation by PRA. All have PRA board approval and Council approval for transfer to the Land Bank.

Project Summary:

Affordable Alliance Company LLC will develop seventeen (17) affordable single-family homeownership units that will be sold for a maximum sale price of \$230,000 to households with incomes at or below 80% AMI. Each unit will contain 3 bedrooms and 2 bathrooms totaling 1,200 SF. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder for the properties. The applicant is a partnership between BMK Properties, LLC and Fine Print Construction LLC, which is one of the participants in PHDC's Minority Developer Program.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that the homes will remain affordable for a minimum of 15 years, and purchasers for the affordable units will be income certified.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1543, 1545, 1547, 1549, 1551, 1553, 1554, and 1555 S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552, and 1554 S. Myrtlewood Street, and 1546 S. 30th Street to Affordable Alliance Company LLC for the development of affordable homeownership units.

Prepared by: Mathen Pullukattu – Senior Development Specialist

Reviewed by: Jessie Lawrence - Director, Real Estate

Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

☒ Floor Plans

☒ Sources and Uses (Excel spreadsheet)

☒ Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

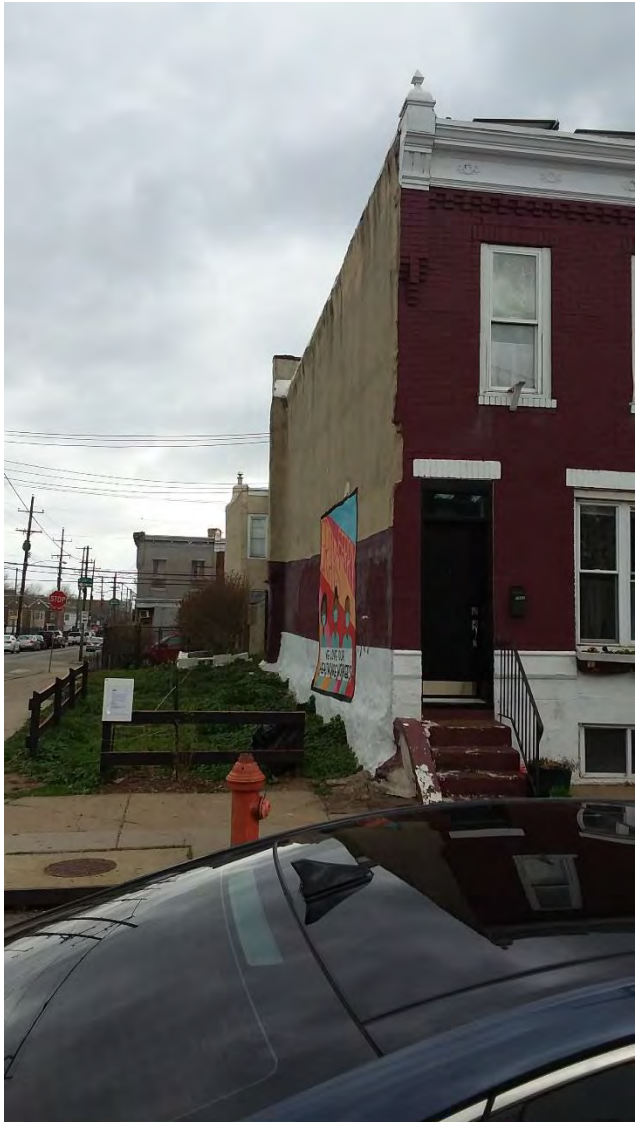
PROPERTY POSTING PHOTO(S)



PROPERTY POSTING PHOTO(S)



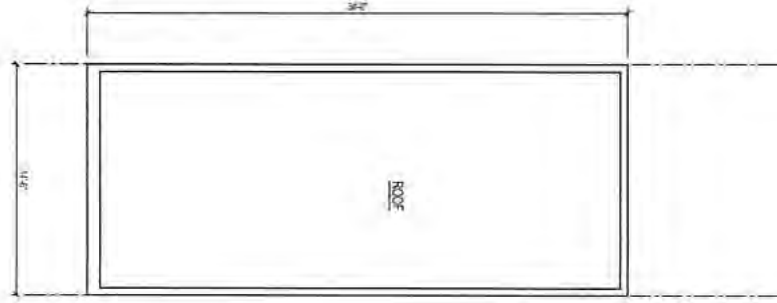
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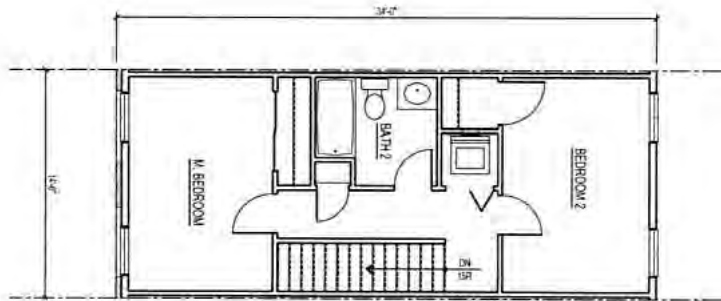
SITE PLAN(S)



FLOOR PLAN(S)



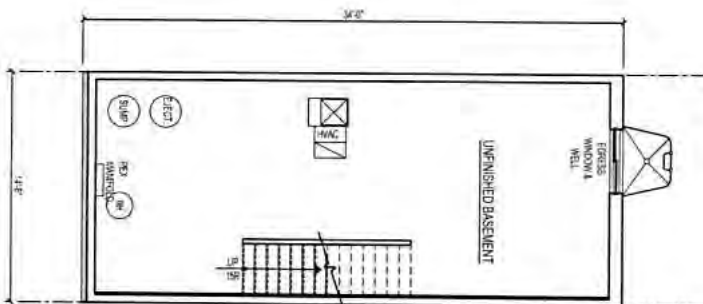
4 ROOF PLAN
SCALE: 1/8" = 1'-0" (20x41)
SCALE: 1/8" = 1'-0" (14x7)



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (20x41)
SCALE: 1/8" = 1'-0" (14x7)

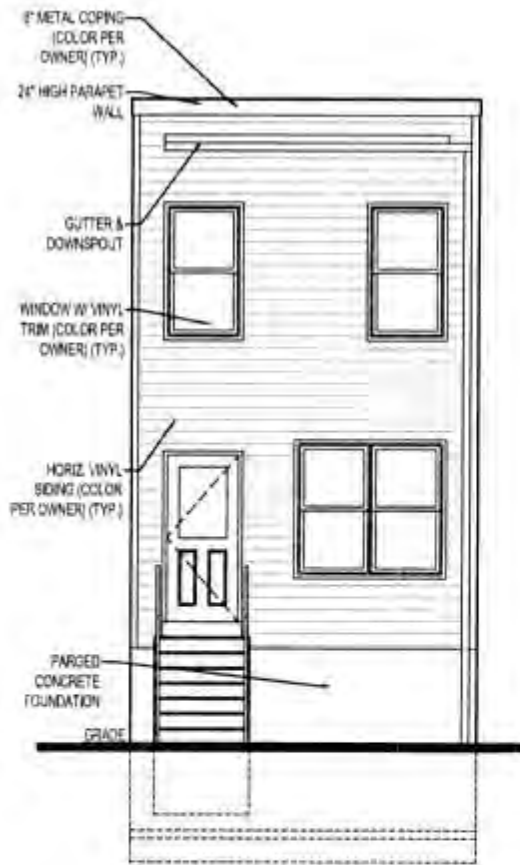


2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (20x41)
SCALE: 1/8" = 1'-0" (14x7)

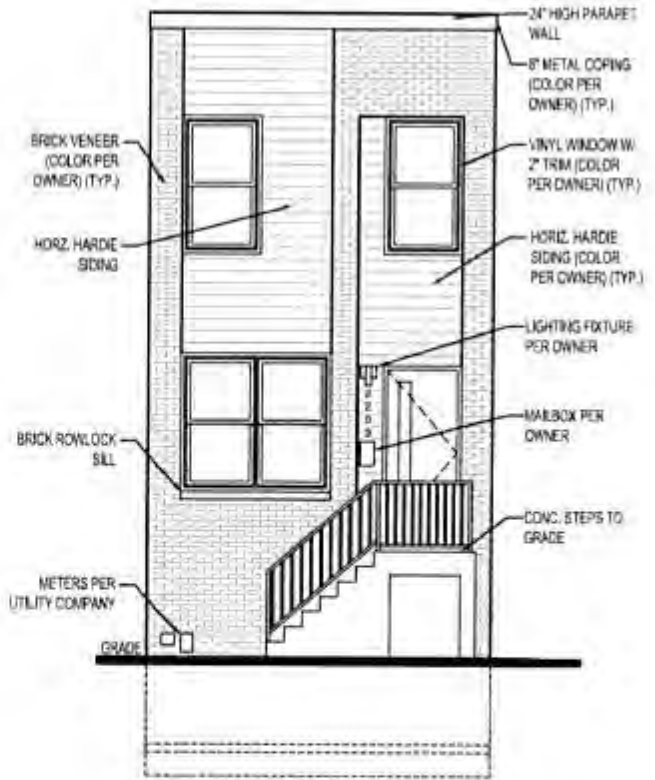


1 UNFINISHED BASEMENT PLAN
SCALE: 1/8" = 1'-0" (20x41)
SCALE: 1/8" = 1'-0" (14x7)

FLOOR PLAN(S)



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0" (22x34)
 SCALE: 1/8" = 1'-0" (11x17)



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0" (22x34)
 SCALE: 1/8" = 1'-0" (11x17)

Land Development Financial Worksheet
DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Affordable Alliance Company LLC
Property Address: 1543, 1545, 1547, 1549, 1551, 1553, 1554, and 1555 S. Dover St; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood St; 1546 S. 30th St

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$2,924,000.00	91%	MERIDIAN BANK
Senior Debt			
Subordinate Debt	\$0.00	0%	
Developer Equity	\$302,000.00	9%	BMK PROPERTIES
Other - describe to the right	\$0.00	0%	
Other - describe to the right	\$0.00	0%	
Other - describe to the right	\$0.00		
TOTAL SOURCE OF FUNDS	\$3,226,000.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	\$17,000.00	0.53%
Closing Costs	\$15,697.00	0.49%
Other - describe in space to the right	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$2,924,000.00	90.64%
OTHER CONSTRUCTION		
Landscaping	\$0.00	0.00%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$17,000.00	0.53%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL HARD COSTS	\$2,973,697.00	

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$60,000.00	1.86%
Legal	\$30,000.00	0.93%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$10,000.00	0.31%
FINANCE COSTS		
Construction Loan Interest	\$85,000.00	2.63%
Construction Origination	\$30,400.00	0.94%
Appraisal	\$6,903.00	0.21%
Construction Insurance	\$20,000.00	0.62%
Property Taxes	\$10,000.00	0.31%
OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL SOFT COSTS	\$252,303.00	

TOTAL DEVELOPMENT COST	\$3,226,000.00	0.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1	SINGLE FAMILY HOMES RFP	1,200	\$143.33	\$172,000.00	17	\$2,924,000.00
2		0	\$0.00	\$0.00	0	\$0.00
3		0	\$0.00	\$0.00	0	\$0.00
4		0	\$0.00	\$0.00	0	\$0.00
5		0	\$0.00	\$0.00	0	\$0.00
6		0	\$0.00	\$0.00	0	\$0.00
7		0	\$0.00	\$0.00	0	\$0.00
8		0	\$0.00	\$0.00	0	\$0.00
9		0	\$0.00	\$0.00	0	\$0.00
10		0	\$0.00	\$0.00	0	\$0.00
11		0	\$0.00	\$0.00	0	\$0.00
	TOTALS			\$172,000.00	17	\$2,924,000.00

Total Sq. Ft.	Total Sq. Ft. %
20,400	100.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
20,400	100.00%

PROPERTY APPRAISAL(S)

Address	Opinion of Value	Use of Real Estate	Current Ownership
1543 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1545 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1547 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1549 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1551 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1553 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1554 S DOVER ST	\$60,000.00	Vacant Lot	City
1555 S DOVER ST	\$60,000.00	Vacant Lot	PRA
1540-54 S MYRTLEWOOD ST	\$560,000.00	Vacant Lot	PLB
1546 S 30th	\$65,000.00	Vacant Structure	PLB

APRIL 12, 2022 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 5.B.2

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
533, 539, 541, 543, 650, 658 AND 662 N. CONESTOGA STREET; 5436 W. GIRARD AVENUE;
5552 HARMER STREET; 642, 644 and 653 N. SICKELS STREET; 534 -36, 538-40, 546 AND
550 N. 54TH STREET; AND 623-33, 641, 643, 645, 647, 649, 651, 653 AND 655 N. 55TH STREET
TO CIVETTA 1, 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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 533, 539, 541, 543, 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 642, 644 and 653 N. Sickels Street; 534 -36, 538-40, 546 and 550 N. 54th Street; and 623-33, 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street (collectively, the “**Property**”) to Civetta 1, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

- 533, 539, 541, 543, 650, 658, 662 N. Conestoga Street; 5436 W. Girard Avenue, 5552 Harmer Street, 642, 644, 653 N. Sickels Street; 534-36, 538-40, 546, 550 N. 54th Street; and 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th Street
- 1. ADDRESS:**

2. PROPERTY INFORMATION

Zip Code: 19131	Census Tract: 010200	Council District: 4
Zoning: RSA-5	Lot Area: 43,403 SF	
OPA Value: \$418,400	Appraised Value: \$1,067,500	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta 1, LLC	Type: Business / Legal Entity
Entity Owners: Michael Tomasetti, Brennan Mease Tomasetti	
Mailing Address: 51 N. 3rd Street, Unit 154, Philadelphia, PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: 02/25/2022	

4. PROJECT INFORMATION

Disposition Type: RFP	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$3,200	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 32
Units: 45 residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 49,500	Construction Cost / sq. ft.: \$169
Construction Costs: \$8,819,000	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$9,109,800	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: 10% MBE / 25% WBE
Land Bank Board Approval: TBD	PRA Board Approval: TBD
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

6. DEVELOPMENT SUMMARY

How was title acquired? The majority of these properties are City-owned and were acquired through Sheriff Sale; one property was acquired by PRA via condemnation. All have PRA board approval and Council approval for transfer to the Land Bank.

Project Summary:

Civetta 1 LLC will develop forty-five (45) affordable homeownership units throughout two-story single-family buildings and three-story multi-family units to be sold to households with incomes at or below 80% AMI. Units will be developed through a mix of two (2) triplexes, nine (9) duplexes, and twenty-one (21) single-family units (see the table on the next page). Each triplex will include 2-bedroom and 3-bedroom units with a maximum sales price of \$200,000. Each duplex will include one 2-bedroom unit and one 3-bedroom unit with a maximum sales price of \$230,000. Fourteen (14) single-family units will have 3 bedrooms, 1.5 bathrooms with a maximum sales price of \$230,000. Seven (7) single-family homes will have 2 bedrooms, 1.5 baths for \$195,000. Applications were solicited via a Request for Proposals for the properties, and the applicant was the only qualified bidder for the properties.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

A Declaration of Restrictive Covenants will be placed on all properties, which will restrict any future resale to a buyer whose household income is at or below 80% AMI. The restrictive covenant will be in effect for a period of at least fifteen (15) years after the initial homebuyer purchase.

7. STAFF RECOMMENDATION

Staff recommends the disposition of the parcels to Civetta 1, LLC for the development of an affordable homeownership project.

Prepared by: Todd Hestand - Senior Development Specialist

Reviewed by: Jessie Lawrence – Director, Real Estate

Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

☒ Floor Plans

☒ Sources and Uses (Excel spreadsheet)

☒ Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

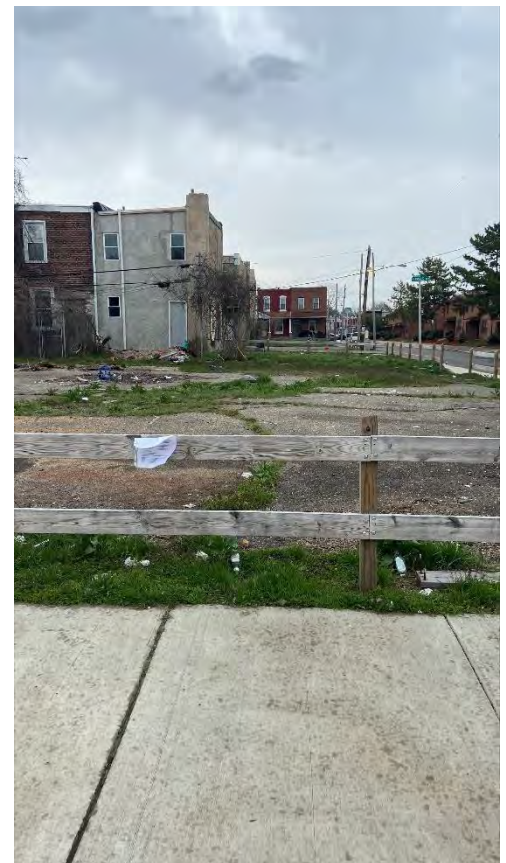
PROJECT UNITS

	ADDRESS	Type	Unit Size(s)	Sale Price
1	5436 W Girard Ave	Duplex	1200	\$230,000
2	662 N Conestoga Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
3	658 N Conestoga Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
4	650 N Conestoga Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
5	653 N Sickels Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
6	644 N Sickels Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
7	642 N Sickels Street	Single Family Home 3 Bed / 1.5 Bath	1000	\$230,000
8	655 N 55 th Street	Duplex	1200	\$230,000
9	653 N 55 th Street	Duplex	1200	\$230,000
10	651 N 55 th Street	Duplex	1200	\$230,000
11	649 N 55 th Street	Duplex	1200	\$230,000
12	647 N 55 th Street	Duplex	1200	\$230,000
13	645 N 55 th Street	Duplex	1200	\$230,000
14	643 N 55 th Street	Duplex	1200	\$230,000
15	641 N 55 th Street	Duplex	1200	\$230,000
16	623-33 N 55 th Street	(8) Single Family Home 3 Bed / 1.5 Bath	(8) 1100	(8) \$230,000
17	543 N Conestoga Street	Single Family Home 3 Bed / 1.5 Bath	1100	\$230,000
18	541 N Conestoga St	Single Family Home 3 Bed / 1.5 Bath	1100	\$230,000
19	539 N Conestoga Street	Single Family Home 3 Bed / 1.5 Bath	1100	\$230,000
20	533 N Conestoga Street	Single Family Home 3 Bed / 1.5 Bath	1100	\$230,000
21	550 N 54 th Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$230,000
22	546 N 54 th Street	Single Family Home 2 Bed / 1.5 Bath	1000	\$190,000
23	538-40 N 54 th Street	Triplex	1100	\$200,000
24	534-36 N 54 th Street	Triplex	1100	\$200,000
25	5552 Harmer Street	Single Family Home 3 Bed / 1.5 Bath	1100	\$230,000

PROPERTY POSTING PHOTO(S)



PROPERTY POSTING PHOTO(S)



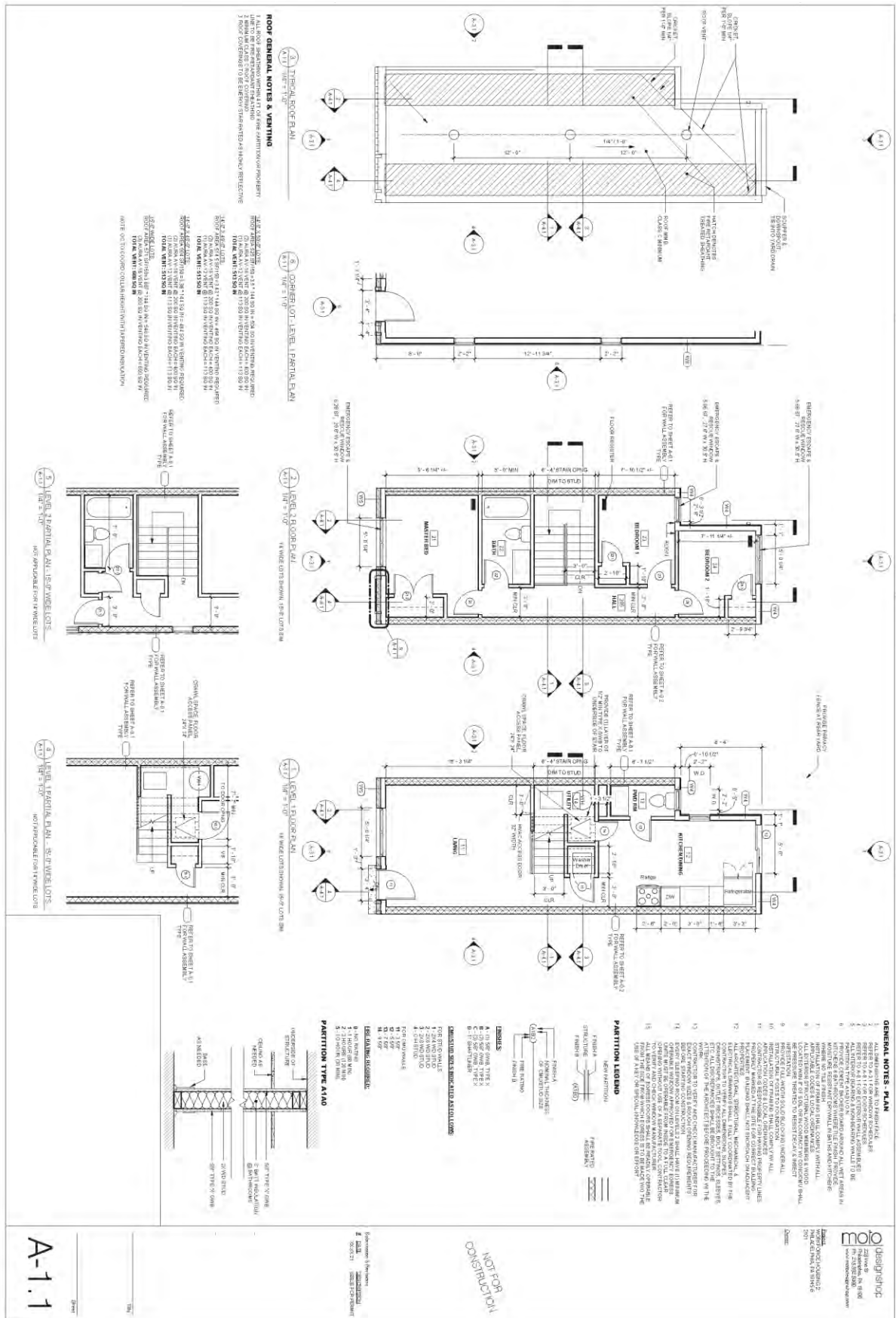


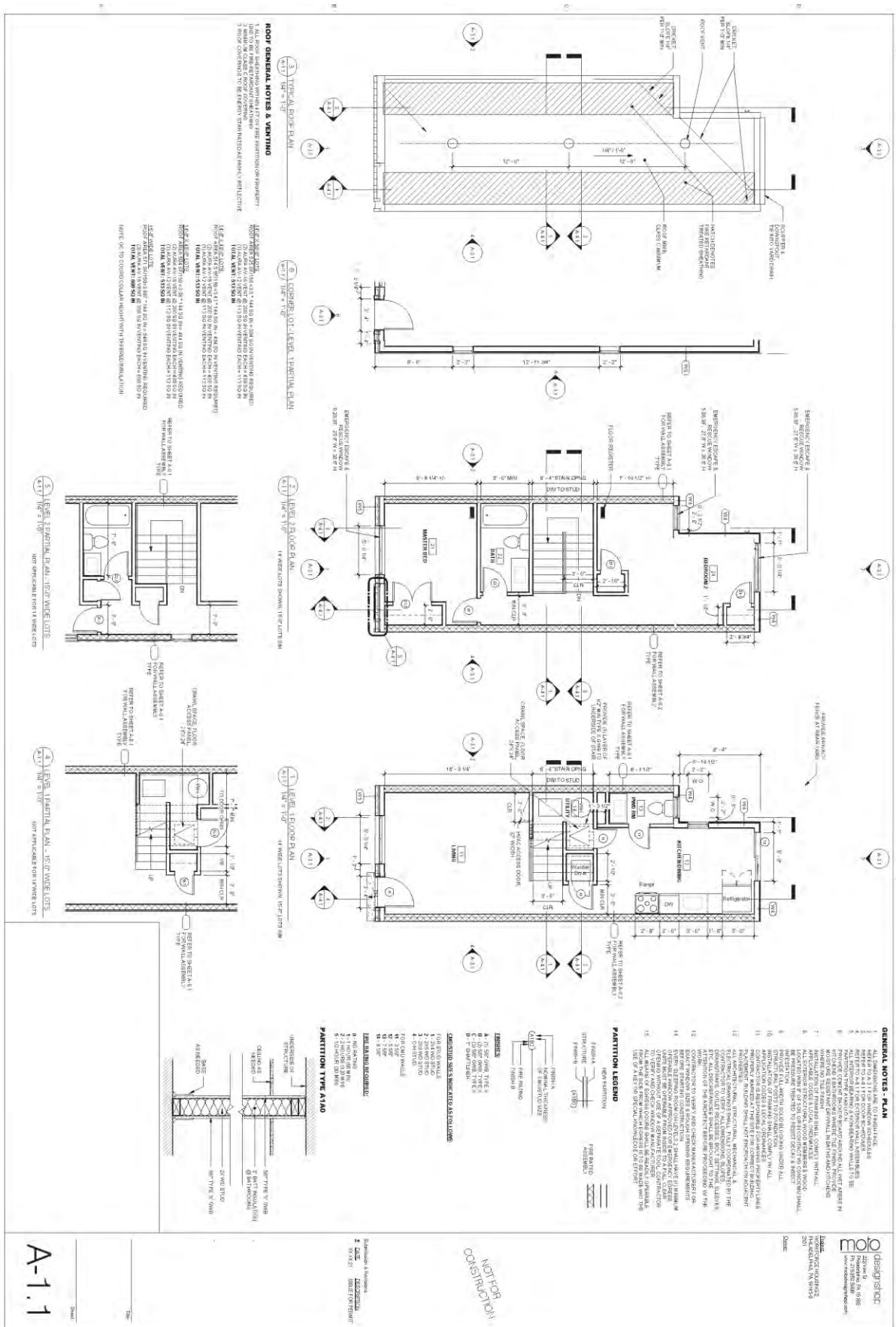
SITE PLANS



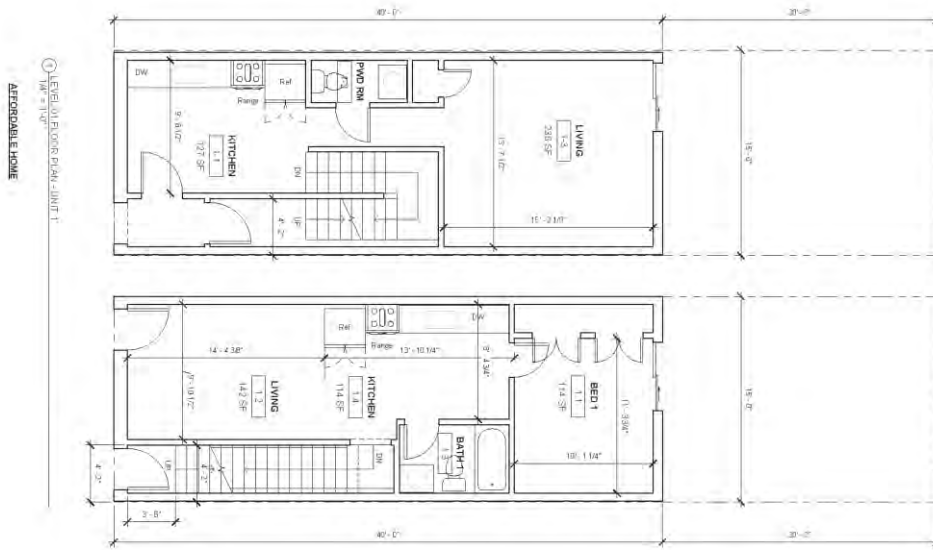
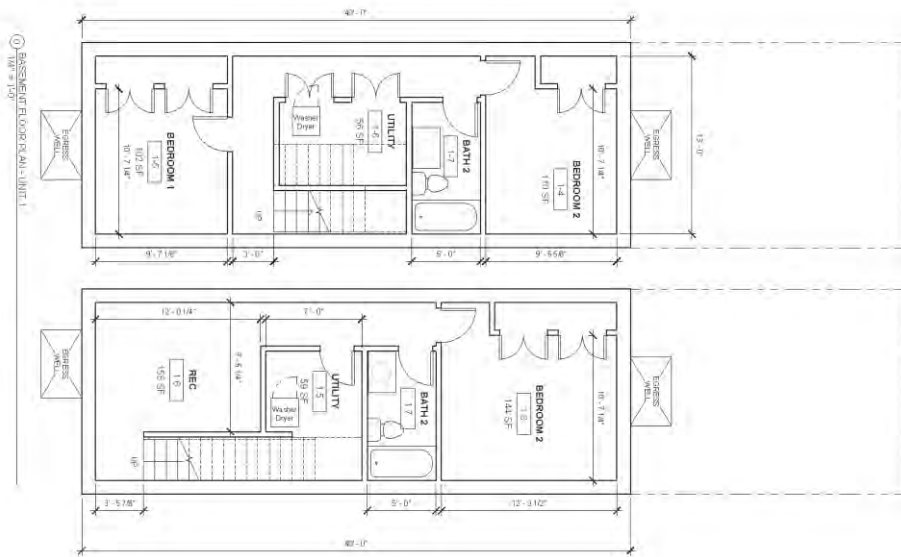
FLOOR PLAN(S)











ATTENDABLE HOME

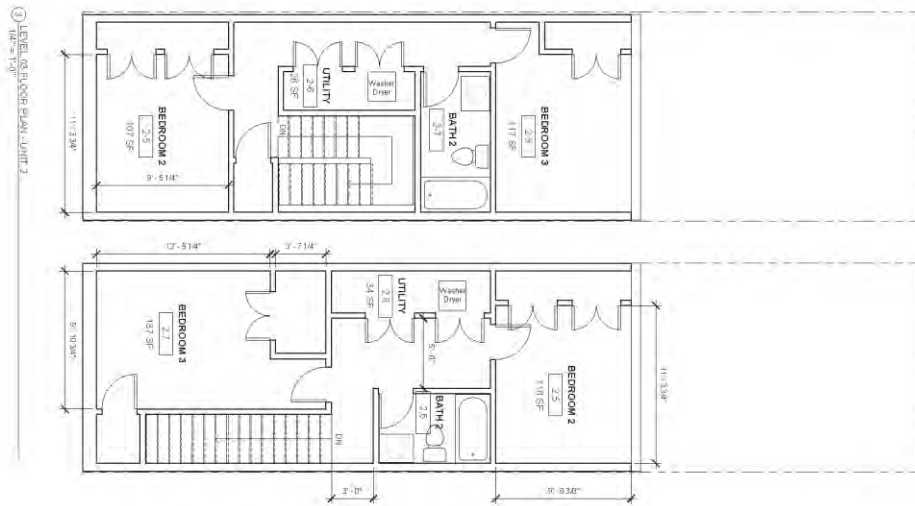
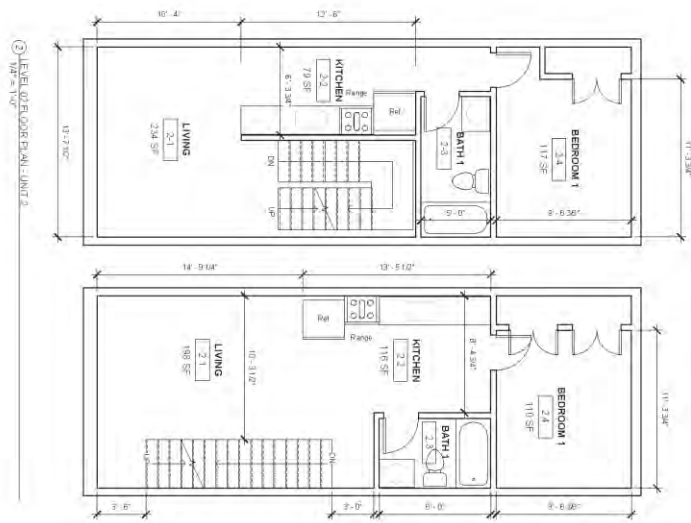
SK-1A

02.11.2022

designstap
212.525.2010
www.designstap.com

MOONKING HOMES
1000 N. 10th St.
Philadelphia, PA 19106

Chris Hwang, Sales
1000 N. 10th St.
Philadelphia, PA 19106



DEVELOPMENT BUDGET/SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Civetta 1, LLC
Property Address: Pastor James Allen RFP 25 Lots (45 units)

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$2,277,450.00	25%	Civetta Cash
Other - describe to the right	Yes	\$6,832,350.00	75%	Legacy Capital Funding
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$9,109,800.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$3,200.00	0.04%
Closing Costs	\$25,000.00	0.27%
Other - describe in space to the right	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete the table below	\$8,349,800.00	91.66%
OTHER CONSTRUCTION		
Landscaping	\$20,000.00	0.22%
Permits	\$35,000.00	0.38%
Clearance and Demolition	\$8,000.00	0.09%
Utility Connections & Tap Fees	\$35,000.00	0.38%
INFRASTRUCTURE		
Streets and Sidewalks	\$15,000.00	0.16%
Water and Sewer	\$31,000.00	0.34%
Stormwater & Drainage	\$27,000.00	0.30%
Impact Fees	\$20,000.00	0.22%
OTHER HARD COSTS		
Hard Cost Contingency	\$250,000.00	2.74%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL HARD COSTS	\$8,819,000.00	96.81%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$5,000.00	0.05%
Architecture & Engineering	\$68,000.00	0.75%
Legal	\$5,000.00	0.05%
Consultant	\$0.00	0.00%
Survey	\$21,200.00	0.23%
Market Study	\$0.00	0.00%
Environmental	\$6,000.00	0.07%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$60,000.00	0.66%
Construction Origination	\$30,000.00	0.33%
Appraisal	\$800.00	0.01%
Construction Insurance	\$18,000.00	0.20%
Property Taxes	\$25,000.00	0.27%
OTHER SOFT COSTS		
Holding Costs	\$22,000.00	0.24%
Soft Cost Contingency	\$29,800.00	0.33%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL SOFT COSTS	\$290,800.00	3.19%

TOTAL DEVELOPMENT COST

\$9,109,800.00	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	14 Affordable Housing SFH 230k	1,100	\$160.00	\$176,000.00	14	\$2,464,000.00	15,400	30.43%
2	2 Triplex 200k	1,100	\$169.00	\$185,900.00	6	\$1,115,400.00	6,600	13.04%
3	9 Duplex 230k	1,200	\$169.00	\$202,800.00	18	\$3,650,400.00	21,600	42.69%
4	7 Affordable SFH 195k	1,000	\$160.00	\$160,000.00	7	\$1,120,000.00	7,000	13.83%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
###		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
###		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$724,700.00	45	\$8,349,800.00	50,600	100.00%

PROPERTY APPRAISAL(S)

CD 4 POSSIBLE RFP – THE VINE PASTOR JAMES ALLEN						
	ADDRESS	SF	ZONING	LAND	AGENCY	VALUE
1	5436 W Girard Ave	1,186	RSA 5	LAND	DPP	\$ 30,000
2	662 N Conestoga Street	612	RSA 5	LAND	DPP	\$ 15,000
3	658 N Conestoga Street	626	RSA 5	LAND	DPP	\$ 15,000
4	650 N Conestoga Street	616	RSA 5	LAND	DPP	\$ 15,000
5	653 N Sickels Street	600	RSA 5	LAND	DPP	\$ 15,000
6	644 N Sickels Street	631	RSA 5	LAND	DPP	\$ 15,000
7	642 N Sickels Street	685	RSA 5	LAND	DPP	\$ 17,000
8	655 N 55 th Street	899	RSA 5	LAND	DPP	\$ 180,000
9	653 N 55 th Street	904	RSA 5	LAND	DPP	
10	651 N 55 th Street	894	RSA 5	LAND	DPP	
11	649 N 55 th Street	899	RSA 5	LAND	DPP	
12	647 N 55 th Street	899	RSA 5	LAND	DPP	
13	645 N 55 th Street	899	RSA 5	LAND	DPP	
14	643 N 55 th Street	899	RSA 5	LAND	DPP	
15	641 N 55 th Street	958	RSA 5	LAND	DPP	
16	623-33 N 55 th Street	18,681	RSA 5	LAND	DPP	\$ 450,000
17	543 N Conestoga Street	1,124	RSA 5	LAND	DPP	\$ 30,000
18	541 N Conestoga Street	840	RSA 5	LAND	DPP	\$ 21,000
19	539 N Conestoga Street	1,103	RSA 5	LAND	PRA	\$ 27,500
20	533 N Conestoga Street	1,136	RSA 5	LAND	DPP	\$ 28,500
21	550 N 54 th Street	1,316	RSA 5	LAND	DPP	\$ 33,000
22	546 N 54 th Street	1,166	RSA 5	LAND	DPP	\$ 30,000
23	538-40 N 54 th Street	2,475	RSA 5	LAND	DPP	\$ 62,000
24	534-36 N 54 th Street	2,508	RSA 5	LAND	DPP	\$ 62,500
25	5552 Harmer Street	825	RSA 5	LAND	DPP	\$ 20,500
						\$ 1,067,000

APRIL 12, 2022 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 5.C

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2453 N. CARLISLE STREET TO
CHARO HARVEY**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2453 N. Carlisle Street (the “**Property**”) to Charo Harvey (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage of Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$24,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 2453 N. Carlisle Street

2. **PROPERTY INFORMATION**

Zip Code: 19132	Census Tract: 016702	Council District: 5
Zoning: RM-1	Lot Area: 896	
OPA Value: \$11,200	Appraised Value: \$25,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Charo Harvey	Type: Side/Rear Yard
Homeowner Name(s): Charo Harvey	
Mailing Address: 2451 N. Carlisle Street, Philadelphia, PA 19132	
Authorized Contact: Charo Harvey	
Application Date: 2/1/2022	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$24,999.00	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$1,120.00	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The property was acquired by the City at sheriff's sale in 1978 and will be transferred to the Land Bank.

The applicant proposes to rehabilitate 2453 N. Carlisle Street as a side or rear yard. Improvements include fencing, landscaping, outdoor furniture, grass and flower beds. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2453 N. Carlisle Street as a side yard to Charo Harvey in accordance with the Disposition Policy.

Prepared by: Tracy Pinson-Reviere – Project Manager II

Reviewed by: Jessie Lawrence – Director, Real Estate

Attachments - If box below is checked, the item is attached.

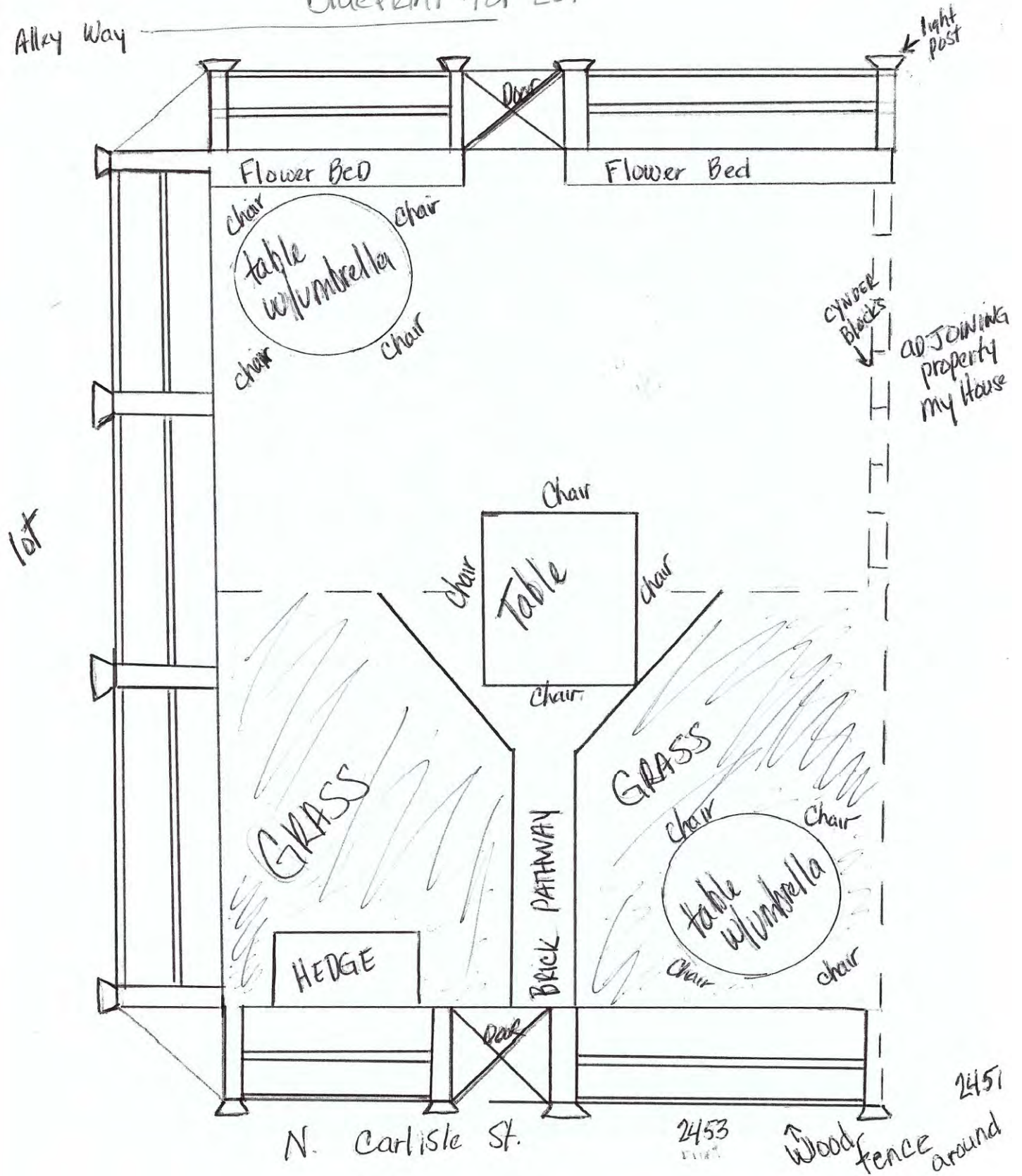
- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)

Blueprint for LOT



LAND APPRAISAL REPORT

Case No.

Owner		City of Philadelphia		Census Tract	0167.023	Map Reference	Attached	
Property Address		2453 N. Carlisle Street						
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19132	
Legal Description	Attached APN: 16-1015201							
Sale Price \$	N/A	Date of Sale	N/A	Property Rights Appraised	<input checked="" type="checkbox"/> Fee	<input type="checkbox"/> Leasehold	<input type="checkbox"/> De Minimis PUO	
Actual Real Estate Taxes \$	N/A	(or)	Loan Charges to be paid by seller \$	N/A	Other Sales Concessions			N/A
Client Philadelphia Redevelopment Authority Address								
Occupant	Vacant Lot	Appraiser	Robert J. Luciani, ASA	Instructions to Appraiser				Estimate Fair Market Value
Intended User	Philadelphia Housing Development Corp. Intended Use			Asset Valuation / Disposition				
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good Avg. Fair Poor				
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Growth Rate	<input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Oversupply	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Present Land Use	50 % 1 Family	8 % 2-4 Family	2 % Apts	0 % Condo	10 % Commercial			
	10 % Industrial	10 % Vacant	10 % Miscellaneous					
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)					
(*) From To								
Predominate Occupancy	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	25 + - % Vacant					
Single Family Price Range	\$ 25,000	to \$ 95,000	Predominant Value \$ 75,000					
Single Family Age	100 yrs to	150 yrs	Predominant Age 125 + - yrs					
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):								
The subject property is located in "North" Philadelphia.								
Due to the proximity to the North Philadelphia Campus of Temple University, the subject market area is very speculative, and predominated by Real Estate Investors and speculators.								
Dimensions	14' X 64'		=		896 sq ft			
Zoning Classification	RM - 1		Present Improvements <input type="checkbox"/> do <input checked="" type="checkbox"/> not conform to zoning regulations					
Highest and best use	<input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify)		Two Family Dwelling					
Elec.	<input checked="" type="checkbox"/> Public	OFF SITE IMPROVEMENTS		Level and at street grade				
Gas	<input checked="" type="checkbox"/>	Street Access	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Topo				
Water	<input checked="" type="checkbox"/>	Surface	<input checked="" type="checkbox"/> Asphalt	Size				
San. Sewer	<input checked="" type="checkbox"/>	Maintenance	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Shape				
	<input type="checkbox"/> Underground Elec. & Tel.	<input checked="" type="checkbox"/> Storm Sewer	<input checked="" type="checkbox"/> Curb/Gutter	View				
		<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Street Lights	Drainage				
Is the property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> No <input type="checkbox"/> Yes								
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions):								
There does not appear to be any apparent adverse easements, encroachments, or any other detrimental conditions noted or observed.								
The undersigned has reflected three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.								
For the Market Data Analysis <input checked="" type="checkbox"/> See grid below <input type="checkbox"/> See narrative attachment								
	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3				
Address	2453 N. Carlisle Street Philadelphia, PA 19132	2412 N. Carlisle Street 19132	2260 N. Chadwick Street 19132	2505 N. 12th Street 19133				
Proximity to Subject		Same Block	.30 Mile	.30 Mile				
Sales Price	\$ N/A	\$ 20,000	\$ 18,500	\$ 30,000				
Price /	\$ N/A	\$ N/A	\$ N/A	\$ N/A				
Data Source	Inspection	Public Records / M.L.S.	Public Records / M.L.S.	Public Records / M.L.S.				
Date of Sale and Time Adjustment	DESCRIPTION January 2021 FAIR	DESCRIPTION February 2020 Equal	DESCRIPTION October 2020 Equal	DESCRIPTION November 2020 Equal				
Location	896 Sq. Ft.	910 Sq. Ft.	700 Sq. Ft.	1,020 Sq. Ft.				
Site/View	RM - 1	RSA - 5	RSA - 5	RM - 1				
Zoning		+2,000	+2,000					
Listing Price	N/A	\$15,000	\$19,900	\$39,000				
Days on Market	N/A	41 Days	69 Days	3 Days				
Sales or Financing Concessions	N/A	None	None	None				
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 2,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 5,000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -3,000				
Indicated Value of Subject		Net=10% Gross=10% \$ 22,000	Net=27% Gross=27% \$ 23,500	Net=10% Gross=10% \$ 27,000				
Comments on Market Data								
The above listed three (3) Comparable Sales were selected for their high degree of similarity and close proximity to the subject property, and are considered to be reliable as market value indicators for the subject property.								
The Comparable Sales that are provided in this Appraisal Report are the best available from within the subject market area, and are considered to be competitive alternatives to the subject property.								
Comments and Conditions of Appraisal:								
The subject area / neighborhood shows obvious evidence of many vacant, vandalized, boarded-up, and neglected properties, and vacant lots, thereby creating the appearance of a very depressed area.								
Final Reconciliation:								
The market has provided adequate Comparable Sales data for valuation via the Direct Sales Comparison Approach.								
The Sales Comparison Approach is considered to be the most reliable approach as an indication of the market value for the subject property.								
ESTIMATE THE MARKET VALUE AS DEFINED OF SUBJECT PROPERTY AS OF January 19, 2021 to be \$ 25,000. + -								