

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, SEPTEMBER 13, 2022 – 10:00 AM

BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD REMOTELY ON ZOOM.
THIS MEETING IS OPEN TO THE PUBLIC

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

AGENDA

- I. Roll Call**
- II. Approval of Minutes of the Meeting of August 9, 2022**
- III. Executive Director's Report**
- IV. Amendment to Approved Dispositions**
 - A.** Amendment to Resolution No. 2022-10 adopted by the Board on May 10, 2022, which amended Resolution No. 2022-9 adopted by the Board on April 12, 2022, to approve revised plans and a reduction in the number of housing units by four (4) units. The reduction is necessitated by the removal of ten (10) properties from the project, located at 642 and 644 N. Sickels Street and 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street, due to their proximity to underground sewer infrastructure. The revised project will contain seven (7) single-family units and thirty (30) condominium units. The revised property list is as follows:
 - 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; 623-33 N. 55th Street (CD4)
- V. Property Dispositions**
 - A. Development – Affordable Housing**
 - (1) The properties below are proposed for disposition to Janney Street Apartments, LP, to develop a four-story 47,140 SF building consisting of forty-seven (47) one-bedroom units of affordable senior rental housing with LIHTC financing. Six (6) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of area median family income ("AMI"), twenty-three (23) units will be leased to tenants

whose household incomes are at or below fifty percent (50%) AMI, and eighteen (18) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Six (6) of the units will be approximately 685 SF and accessible. The remaining forty-one (41) units will be approximately 620 SF. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2843-61 Janney Street and 2842-60 Weikel Street (CD1)
(Properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)

(2) The properties below are proposed for disposition to Civetta Property Group, LLC to develop twenty-two (22) affordable homeownership units that will be sold to households at or below 80% AMI. Three (3) two-story single-family units will contain 3 bedrooms and 1.5 bathrooms each. Ten (10) units will be in three-story duplexes that are evenly split between lower bi-level units with 2 bedrooms and 1.5 bathrooms and upper bi-level units with 3 bedrooms and 2 bathrooms. Nine (9) units will be in three-story triplexes that each have 3 bedroom/2 bathroom ground floor units and a 2 bedroom/1 bathroom unit each on the second and third levels. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1811, 2114* and 2123* Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; 1835 S. 22nd Street (CD2)
*(*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)*

(3) The properties below are proposed for disposition to West NoMa Revitalization Group LLC to rehab seven (7) single-family affordable homeownership units that will be sold to households at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 759, 761, 763, 773, 779 and 783 Pallas Street; 4041 Cambridge Street (CD3)
(All properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)

(4) The properties below are proposed for disposition to Camac Commons LLC to develop six (6) single-family affordable homeownership units that will be sold to households at or below 80% AMI. Each unit will be approximately 1,020 SF and contain 2 bedrooms and 1.5 bathrooms. The application was unsolicited and evaluated pursuant to the disposition policy.

- 3812, 3826, 3834, 3846 and 3850 Camac Street; 3861 N. 13th Street (CD5)
(All properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)

B. Development – Request for Proposals

The properties below are proposed for disposition to FE Myrtlewood LLC to develop sixty-one (61) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. The two-story plus full basement units will contain 3 bedrooms and 2 bathrooms at approximately 1,665 SF each. Applications were solicited

via a Request for Proposals for the properties for affordable housing at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

- 1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1512, 1516, 1519 and 1534 N. Myrtlewood Street; 1330, 1458, 1460, 1500 N. Hollywood Street; 1218, 1511, 1513, 1521, 1523, 1525 and 1537 N. 28th Street; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1304, 1318, 1446 N. Dover Street; 1330, 1332, 1334 and 1336 N. Marston Street; 1339, 1416, 1446, 1455 and 1632 N. Newkirk Street; 3000 W. Oxford Street; and 2815 Jefferson Street (CD5)

C. Development – Assemblage

The property below is proposed for disposition to The Stash Spot, L.L.C. for inclusion in a project to build a three-story, 10,300+ SF bar lounge and restaurant. Applicant owns more than 50% of the development site, which also includes 2319-21 Ridge Avenue and 1711 N. Bonsall Street. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2317 Ridge Avenue (CD5)
(Property being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)

D. Side/Rear Yards

The properties below are proposed for conveyance to individual applicants as side or rear yards; the applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.

- 1952 S. Redfield Street (CD2 – Leander C. Berry, Sr.)
- 525 W. Norris Street (CD7 – Courtney Nix-DeMuro & Christopher A. DeMuro)
- 2214 N. Orkney Street (CD7 – Md Golam Mostafa & Sharmin Akter)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank September 13, 2022 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: September 2, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, September 13, 2022, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended. Because of the continued closure of Land Bank offices to the public due to health concerns, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

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

https://us02web.zoom.us/webinar/register/WN_6hBlBusqQlKRWAUv3al23g.

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

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

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

Webinar ID: 825 0608 2170; Passcode: 732993

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

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

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

To submit questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, September 12, 2022:

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

Questions/comments submitted via email will be summarized at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have a question or comment about an agenda item after the meeting concludes, please submit it as described above. It will be addressed to the extent possible by Land Bank staff or at the next Board meeting.

PHILADELPHIA LAND BANK

AUGUST 9, 2022, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 9, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:04 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 Covid pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A or raised hand button 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. You can also use the "raise hand" function at the bottom of the screen. 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 section will be included in the minutes.

Prior to today's Public Session, the Board held an Executive Session at which the agenda was reviewed.

Item I **Roll Call**

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

The following Board members were absent: Michael Johns, Majeedah Rashid, Rick Sauer, Richard DeMarco, and Andrew Goodman.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullukattu, Tracy Pinson-Revire, Brian Romano, 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 II
Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of July 12, 2022. There were none.

Ms. Fadullon called for a motion regarding approval of the minutes. Mr. Balloon moved to approve the minutes. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the July 12, 2022 Board Meeting minutes.

Item III
Executive Director's Report

No Executive Director's Report was presented due to the length of the agenda.

At this time, Ms. Fadullon announced that Agenda Item V.A.6 (the Brewerytown-Myrtlewood RFP disposition to FE Myrtlewood LLC) was being tabled for consideration at a future Board meeting.

Item IV
Amendments to Approved Dispositions

Item IV.A

Mr. Lawrence presented an amendment to the Paseo de Jardines disposition approved by Resolution No. 2021-54 adopted by the Board on November 9, 2021. The resolution approved Paseo de Jardines LLC as the developer of one hundred and two (102) mixed-income homeownership units in North Philadelphia, which were to be built on forty-six (46) Land Bank properties and thirty-five (35) Philadelphia Housing Authority properties to be conveyed to the developer. The original project contained fifty-two (52) affordable duplex units for households with incomes at or below 80% AMI and fifty (50) units to be sold at market rate. The affordable duplexes in that development were equally split between 3-bedroom 2 bath units and 1 bedroom 1 bath units. All market rate units were 3-bedroom 2.5 bath single-family units.

The project revisions, necessitated by the removal of thirty (30) PHA properties and five (5) Land Bank properties from the project, result in a reduction of the total unit count to fifty-seven (57) units, comprised of twenty-nine (29) affordable units, which include one (1) 3 bedroom/2 bath single-family unit and 28 duplex units that are evenly split between upper level 3 bedroom/2 bath units and lower level 1 bedroom/1 bath units, and twenty-eight (28) market-rate units, which will be 3 bedroom/2.5 bath single-family homes. The revised property list includes 1942, 1944, 1946, 1950, 1952, 1954 and 1956 N. 3rd Street; 1923, 1927, 1934 and 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437 and 537 W. Berks Street; 2004 N. Bodine Street; 401, 405 and 407 W. Hewson Street; 1916, 1922 and 1940 N. Leithgow Street; 313 and 421 W. Norris Street; and 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958 and 1961 N. Orianna Street. The revised nominal purchase price will be \$41.00.

A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 10 years, and purchasers of those units will be income certified. The fifteen (15) affordable 3 bedroom/2 bath units will be sold at \$250,000, targeting households at or below 80% AMI, and the 14 affordable 1 bedroom/1 bath units will be sold at \$150,000, also targeting purchasers at or below 80% AMI.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter.

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

Ms. Fadullon asked Ms. Imredy Saah if any public comments were received on this item prior to the Board meeting. No comments were received.

Ms. Fadullon called or comments or questions from the public on this item. Several questioners asked about lots located on N. 29th Street and N. Dover Street. Ms. Fadullon clarified that those lots are either part of the agenda item that was tabled (Item V.A.6.) or upcoming agenda items. There were no other public comments or questions.

Ms. Fadullon called for a motion regarding the proposed revisions to the project.

Ms. Gonzalez moved to approve the project revisions. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Amending Resolution No. 2021-54 to Authorize Removal of Properties and Modification of Mixed-Income Homeownership Development (attached to these minutes as **Exhibit A**).

Item V

Property Dispositions

V.A. Development – Request for Proposals

A.1. East Kensington – E. Orleans RFP

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP to New Kensington Community Development Corporation (NKCDC) to develop seventeen (17) affordable single-family homes. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder. The homes will have 2 bedrooms/1.5 baths and will be sold at sold at \$230,000, targeting households at or below 80% AMI. The properties included in this disposition are 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street. The nominal purchase price will be \$17.00.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 years, and purchasers of those units will be income certified.

Ms. Fadullon called for comments or questions on this resolution from the Board. Ms. Lopez Kriss asked Mr. Rodriguez to explain why some projects have a 10-year affordability period and others have a 15-year affordability period. Mr. Rodriguez explained that several RFPs had been issued with 15-year minimum affordability periods before the decision was made to maintain the minimum affordability period at 10 years. The maximum affordability period for both types of RFPs is 30 years. He also explained that purchasers must sign a statement indicating they are aware of the resale restrictions and income verification for future purchasers, which is conducted by the Land Bank.

Ms. Imredy Saah indicated that one email (attached to these minutes as **Exhibit B**) was received prior to the Board meeting from Juanita Perez, who stated that her mother had been trying to purchase 2150 Stella Street, the lot next to her home, for years, but that the conveyance was never completed. She indicated that her mother was using the lot for parking and still wished to purchase the property, as parking was already in scarce supply and would become even more so with the new construction. Mr. Rodriguez responded to clarify for the Board and the public that even if the lot were available for acquisition as a side yard, parking is not a permissible use, and the Land Bank does not convey vacant lots for parking.

Ms. Fadullon called for comments or questions from the public on this item. There were none.

Ms. Fadullon called for a motion regarding the disposition of the East Kensington – E. Orleans RFP properties.

Mr. Balloon moved to approve the proposed disposition. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street to New Kensington Community Development Corporation (attached to these minutes as **Exhibit C**).

A.2. Grays Ferry - S. Dover & Wharton RFP

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 2nd Council District to Affordable Alliance Company LLC, a joint venture between BMK Properties LLC and Fine Print Construction LLC, which is a certified Minority-Owned Business Enterprise and a participant in PHDC's Minority Developer Program. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct twenty-two (22) affordable single-family homes with 3 bedrooms/2 baths that will be sold at sold at \$250,000, targeting households at or below 80% AMI. The

properties included in this disposition are 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street). The discounted purchase price will be \$44,000.00.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 years, and purchasers of those units will be income certified.

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

Ms. Imredy Saah indicated that one email (attached to these minutes as **Exhibit D**) was received prior to the Board meeting from Tiffany Sun, who asked that 1308-26 S. Dover Street be maintained as a parking lot and gathering place for the residents of the block.

Ms. Fadullon then recognized Pauline Everett, who echoed Ms. Sun's comments. She stated that as a senior citizen, she is already affected by the large number of additional cars brought into the neighborhood by new residents, and she is trying to determine where the new construction will be placed and how it will affect her quality of life as a senior citizen. Mr. Rodriguez directed her to the page of the Board package that provided a site plan for the new homes.

George Leisersohn stated that people are already struggling to find parking in the neighborhood and wondered why the City was not maintaining 1308-26 S. Dover Street as a parking lot, especially given all the new construction in the neighborhood and the resulting pressure on parking availability. He also indicated that corner properties at S. Dover Street and Wharton Street are already being maintained by people who trim the trees and keep the properties clean, and that they add needed green space to the area. He and other neighbors have tried to acquire these lots from the City, and they have not received any guidance or assistance. He opposes this proposed disposition.

Spencer Luboff asked if people were advocating for maintaining some of these lots as parking or as open space and then stated his perspective that new homes and new neighbors benefit the city more than parking does.

Johnathan Mabane stated that he has been maintaining 2825 Wharton Street for over 20 years, as it lies between his two properties at 2823 Wharton Street and 1273 S. Dover Street, and that he had a garden agreement from the City. (NOTE: The lot is being used for parking and storage, which is not permitted by garden agreements). He indicated that he had been trying to acquire it and believes that the City should have offered these properties to the surrounding residents first. Mr. Rodriguez responded that affordable housing was identified as the priority use for all of the publicly owned properties in this area and that they were therefore not made available for any other purpose. He also explained that these properties are zoned for residential use only and were never approved or zoned for use as parking lots, and such use presents a major liability issue for

the agencies that hold the lots. In response to Mr. Goodman's question about the paving of some of these lots, Mr. Rodriguez also explained that it is unclear when and how these lots were paved or began to be used for informal parking by area residents – they are not managed as parking lots, and residents are entering and using them without permission.

Ms. Fadullon then stated for the record that Board member Michael Johns had joined the meeting (10:33 pm).

Since no new public comment was offered, Ms. Fadullon called for a motion regarding the disposition of the Grays Ferry – S. Dover and Wharton RFP properties.

Mr. Koonce moved to approve the proposed disposition. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously (Mr. Johns abstained from the vote, having just joined the meeting) adopted the Resolution Authorizing Conveyance of 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street) to Affordable Alliance Company LLC (attached to these minutes as **Exhibit E**).

At this time, Mr. Koonce announced that he was recusing himself from consideration of and voting on the next agenda item. A letter from Mr. Koonce explaining his recusals is attached to these minutes as **Exhibit F**.

A.3. West Poplar RFP

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to FE West Poplar LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct fifty-four (54) affordable single-family homes with 3 bedrooms/2 baths that will be sold at \$250,000, targeting households at or below 100% AMI. The properties included in this disposition are 1000 and 1026-36 Fairmount Avenue (including the former 671 and 681-87 N. 11th Street and 1015-29 Melon Street); 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street. The nominal purchase price will be \$54,000.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 years, and purchasers of those units will be income certified.

Ms. Fadullon called for comments or questions on this disposition from the Board. Ms. Gonzalez asked how 100% AMI can be considered affordable when the limit for that category is usually 80% AMI. Mr. Rodriguez responded that under the Neighborhood Preservation Initiative bond issuance and the Turn the Key program it will fund, 100% AMI is the cap on household income in order for a purchaser of a completed home to be able to apply for a subsidy that would bring

down the affordability level to 80% AMI. Ms. Fadullon clarified that although all of the properties in these RFPs are technically eligible for the NPI subsidy, the subsidy is not automatic, and each individual homebuyer must apply and qualify for the subsidy in order to receive it. She also stated that the Council-approved disposition ordinance and policies define affordability as being at or below 120% AMI. Ms. Gonzalez then asked if developers are asked to designate a certain number of the properties to be eligible for the Turn the Key program at a deeper affordability level. Mr. Rodriguez clarified that it is the homebuyer who must apply and qualify for the Turn the Key subsidy, not the developer, and that these latest RFPs do not require a deeper initial affordability level. Mr. Harris commented that although the ordinance and policy set a certain level for affordability, the Board can raise the expectation for what affordability should mean for projects, also taking their eligibility for the Turn the Key subsidy into account. Mr. Goodman asked what would happen if a homebuyer received a Turn the Key subsidy and then had to sell the home after only a few years. Mr. Rodriguez explained that the subsidy would be in the form of a second mortgage that would have to be repaid in accordance with the terms of the mortgage. Mr. Johns asked if there was a requirement for the developer to inform buyers of the subsidy. Mr. Rodriguez indicated that the Turn the Key program includes a marketing and recruiting plan that is targeting and qualifying eligible homebuyers, including City and School District employees, and that developers will be required to sell to these vetted and qualified homebuyers.

Ms. Imredy Saah indicated that no public comments on this item were received prior to the Board meeting.

Ms. Fadullon then recognized Sharon Park, who wanted to know who would be certifying homebuyers as eligible for the purchase of the homes. Mr. Rodriguez indicated that the Land Bank conducts the certification process based on documentation the homebuyer must submit with the application.

Jacques Singer asked for a site that provides the AMI levels being discussed. Mr. Rodriguez indicated that the levels are set by HUD every year for the Greater Philadelphia Metropolitan area but that the HUD site is difficult to find and to interpret. Ms. Fadullon asked the staff to provide a link on the Land Bank website to the table that provides the various 2022 AMI income levels.

Seeing no further public comment, Ms. Fadullon called for a motion regarding the disposition of the West Poplar RFP properties.

Mr. Balloon moved to approve the proposed disposition. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street to FE West Poplar LLC (attached to these minutes as **Exhibit G**).

At this time, Mr. Koonce rejoined the meeting.

A.4. Ludlow-W. Oxford RFP

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to FE Oxford LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct twenty-one (21) affordable single-family homes with 3 bedrooms/2.5 baths that will be sold at \$280,000, targeting households at or below 100% AMI. The property to be conveyed is 1600-40 N. 9th Street. The nominal purchase price will be \$21.00.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 years, and purchasers of those units will be income certified.

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

Ms. Imredy Saah indicated that no public comments on this item were received prior to the Board meeting.

After asking for comments and questions from the public and seeing none, Ms. Fadullon called for a motion regarding the disposition of the Ludlow – W. Oxford RFP properties.

Mr. Johns moved to approve the proposed disposition. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1600-40 N. 9th Street to FE OXFORD LLC (attached to these minutes as **Exhibit H**).

At this time, Mr. Koonce announced that he was recusing himself from consideration of and voting on the next agenda item (see **Exhibit F**).

A.5. Brewerytown – Marston RFP

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to Civetta 2, LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct ninety-five (95) affordable single-family homes with 3 bedrooms/2.5 baths that will be sold at \$280,000, targeting households at or below 100% AMI. The properties to be conveyed are 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637

and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street. The discounted purchase price will be \$9,500.00. (NOTE: As part of the bid, the developer also committed to donating \$200,000 to the recreation center located at 1400 N. 26th Street).

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 years, and purchasers of those units will be income-certified.

Ms. Fadullon called for comments or questions on this disposition from the Board. Ms. Gonzalez asked if the developer had indicated its willingness to participate in the Turn the Key program. Mr. Rodriguez indicated that all of the developers are aware of their obligation to sell the homes to homebuyers who apply and qualify for the Turn the Key subsidy, which will make the homes affordable to homebuyers at a lower AMI level.

Mr. Johns asked what the construction timeline is for this development. Mr. Lawrence responded that the developer intends to complete the development within the required 18 months from the date of conveyance; Mr. Rodriguez added that under the Land Bank's Purchase and Development Agreement, developers can request a 6-month extension, which is granted administratively by Land Bank management. Mr. Johns followed up to ask how many other developments the developer has been awarded and how many homes that involves. Mr. Rodriguez indicated that the developer received approval for three other RFP projects, one of which is nearing completion but two of which are still awaiting settlement (NOTE: one in the 2nd Council District and one in the 4th Council District, which is being amended due to removal of properties from the project).

While staff researched the response to Mr. Johns' question about the number of units, Ms. Imredy Saah summarized the emails received regarding this agenda item. The first was sent by Adam Berryman, who asserted that the proposed development would adversely affect him and his partner and asked if the City offered financial assistance to homeowners who will be impacted by the development or would purchase his home at a fair price. The second came from Julie Stackhouse and Pasquale Mascaro, who stated that they have been trying to get information about how to acquire 1514 N. Marston Street, which is next to their new home at 1516 N. Marston Street, has not been able to reach anyone, and believes these lots should be prioritized for disposition to neighboring residents such as themselves (both emails are attached to these minutes as **Exhibit I**). Ms. Imredy Saah noted that other emails that were received with comments and questions about the tabled Brewerytown – Myrtlewood RFP disposition (Item V.A.6) will be summarized at and included in the minutes of the Board meeting at which that disposition will be considered and voted upon.

Ms. Fadullon then asked for public comments and questions. Tiffani Vaughan asked several questions about the project, which Mr. Lawrence answered as follows: Civetta 2, LLC is owned by the same individuals as Civetta Property Group, LLC; these properties are intended to be workforce housing for people who live and work in the city; the minimum affordability period for

this project is 15 years; and there will be no curb cuts or provisions for parking for these units. Ms. Vaughan also acknowledged that she believes these homes will be a valuable addition to the neighborhood.

Jacques Singer asked for confirmation of the purchase price, which Mr. Lawrence confirmed will be \$9,500 for all of the properties together. Mr. Singer also asked whether the properties that are not zoned for single-family homes will be rezoned. Ms. Fadullon clarified that the Land Bank does not get involved with the zoning or construction permitting process, but that the developer will need to obtain variances for properties in the project that are not zoned for single-family homes. The conveyance will not take place until all variances and permits have been obtained by the developer.

Matthew Sullivan, a resident at 20th Street and Jefferson Street, stated that based on his experience observing development around him, he does not believe that the development of 95 homes by one developer will be completed within 18 months, and that it may be advisable to divide up such a large number of lots among various developers.

Michie Kandowanko, an employee of the City Department of Revenue, asked how she could apply for the Turn the Key program. Mr. Rodriguez indicated that she should complete the Interest Form at the following link: <https://phdcphila.org/residents/homebuyers-and-renters/turn-the-key/>.

Desiree Outlaw, a resident of S. Newkirk Street (in the 2nd Council District), asked how she and her neighbors can remain informed about property sales so that residents can acquire individual lots when these properties are posted for sale. She was not aware of the availability of properties for purchase by individual residents in her neighborhood. Mr. Rodriguez directed her to the PHDC website link <https://phdcphila.org/stay-informed/>, where one can sign up to remain informed about property sales. He also indicated that the properties in the 2nd Council District were prioritized for affordable housing development, and that applications for side yards or gardens were therefore not accepted.

Sean Cerborino asked if the designs include plans for the planting of trees on these properties and whether that consideration is included in the Land Bank's review process. Mr. Lawrence responded that the planting of trees is not a consideration of the review process but that street trees may be required under the Philadelphia Code, which will be determined during the permitting process.

Brennan Tomasetti, a co-founder of Civetta Property Group LLC and Civetta 2, LLC, responded to the earlier concern about her firm's ability to complete this project in a timely manner. She indicated that her firm has been able to complete smaller workforce housing projects with 20-plus homes in six to eight months and intends to stage this larger project in four phases, allowing them to complete construction in the required time frame.

Noelle Vought, a resident of the 1400 block of N. Marston Street, expressed her concerns about how the construction of 30-plus homes on her block alone will affect her ability to drive or park on her street and the availability of green space in the area. Ms. Tomasetti responded that they

make every effort to minimize interruption to the street as much as possible as part of their construction planning. She also indicated that they look forward to engaging with neighborhood residents before construction begins.

Mr. Cerborino asked if his organization, which plants community trees, would like to meet with the developer to influence the development to incorporate the planting of trees. Ms. Tomasetti indicated that she would gladly meet to discuss this issue.

Marissa Cassera asked about the process for the Board's approval of agenda items and the possible removal of specific lots from a proposed disposition. Ms. Fadullon clarified that Board members have the discretion to amend proposed dispositions instead of moving to adopt a disposition as proposed. Ms. Cassera asked what residents could do to preserve certain properties for other uses. Mr. Rodriguez indicated that properties are usually removed from a proposed disposition before the disposition is presented to the Board. In this instance, Item V.A.6 was tabled to allow the Land Bank to vet the various requests and claims received for the removal of specific lots from the disposition. Ms. Lopez Kriss added that she wanted residents to understand that there are very specific requirements in the City's ordinance and disposition policy regarding the disposition of lots as community gardens, and residents need to understand those requirements in order to position themselves as qualified applicants for community garden lots: they must be organized as a nonprofit under Pennsylvania law (which can take various forms), must have funds to show that they can fence and maintain the garden, must carry liability insurance to protect the organization, must have an operating body and bylaws – those are some of the considerations that are part of the Land Bank's calculus in evaluating alternative dispositions.

The other point Ms. Lopez Kriss made is that there have been many comments about the low prices developers are paying for properties. She explained that the Land Bank is selling the properties to developers at very low prices in order to make the development of affordable housing financially feasible. Ms. Fadullon confirmed that if the Land Bank were to sell the properties at fair market value, the construction of affordable housing would not be financially feasible.

Mr. Johns asked a number of questions: how many properties has the developer received from the Land Bank; how many homes have been constructed and sold; what were their sales prices; how many buyers took advantage of the Turn the Key program; what were the dollar values of the MBE/WBE contracts for the projects; did the developer utilize any local hires for the work on those projects? Mr. Rodriguez responded that given the amount of the datapoints requested, he would request that the staff be given time to prepare a report with this information. He did state that the developer's compliance with MBE/WBE levels has been satisfactory. He indicated that the two previously awarded RFP projects in the 2nd Council District, which were completed prior to the creation of the Turn the Key program, had a mix of affordability levels (120% and 80% AMI), with prices at either \$230,000 or \$250,000 for the 120% AMI homes and at \$195,000 for the 80% AMI homes. The two recently awarded projects in the 4th and 2nd Council Districts have not yet gone to closing. He also explained that the Turn the Key program will not become operational until midway through the development of the projects being presented to the Board. He also indicated that the various developers who are being selected as the most qualified bidders are all experienced developers who have constructed affordable and workforce housing with

properties received from various public agencies in the past and have therefore been applying for these RFPs when other developers have not applied. They have made an effort to become familiar with the City's disposition process, which is highly regulatory and compliance-heavy and therefore not easy for smaller, less experienced developers to master. This is the reason why PHDC started the Minority Developer Program, which has resulted in one participant being able to partner with a more experienced developer to apply for and qualify for RFP awards.

Caitlin Peraria asked about who should be contacted if there is damage to her property due to construction. Mr. Rodriguez indicated that Land Bank staff will act as the liaison (he, Jessie Lawrence and Andrea Imredy Saah), although some developers will also provide their contact information directly to neighbors. She also asked how long streets would be blocked or closed, since as a person with disabilities she is unable to shop for groceries or run other errands if the street is closed off. Ms. Fadullon indicated that as Brennan Tomasetti had stated earlier, the developer will meet with the neighbors to explain their construction process and to try to minimize the impact on residents.

Alison Weiss asked why the homes cannot be maintained affordable in perpetuity. Ms. Fadullon explained that this is a policy decision to allow long-term homeowners to build equity and thereby build wealth in the same way that other homeowners are able to do.

Ms. Fadullon then called for a motion regarding the disposition of the Brewerytown – Marston RFP properties.

Mr. Balloon moved to approve the proposed disposition. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637 and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street to Civetta 2, LLC (attached to these minutes as **Exhibit J**).

Item VI

Public Comment (Old & New Business)

Ms. Fadullon asked for public comment about any other issues. Matthew Sullivan stated that members of the public do generally support the development of affordable housing but that he would encourage the Board to consider ways to involve the community earlier in the process. This would allow individual concerns to be raised before the actual Board meeting and avoid possible antagonism towards projects arising from a perception that the Land Bank does not respect the community's needs. Ms. Fadullon stated that the Board appreciated the comments and that the Land

Bank is looking at ways to improve the process within the confines of the disposition ordinance and policies.

Item VII
Adjournment

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

Mr. Harris moved to adjourn the meeting. Ms. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:43 am.

NOTE: All comments and questions submitted via the Q&A function follow the list of attendees attached to these minutes.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, August 9, 2022, at 10:00 AM, held remotely using Zoom Webinar.

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PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, August 9, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	Re: Myrtlewood	Caitlin Peraria	We are tabling this disposition for this meeting
2	How do you ensure the units are and remain "affordable"	Alix Gustafson	Homebuyer's will be income certified and a declaration of restrictive covenant is filed on the property
3	I've been rent in Brewerytown for over 6 years now and love the neighborhood and have been trying to acquire the lot next door that I take care of since 2018. At the time I was told that "there is too much interest at this time, it is currently unavailable", and that there would be an opportunity to purchase at competitive price when it becomes available. I intended to build and live on said lot as a first time home owner. Now I'm told that not only will I not have that opportunity,	Patrick Hirst	
4	That I make just too much to even purchase one the house is built.	Patrick Hirst	
5	Do we have any idea when the tabled items will be readdressed?	Andrew Harmon	The item may be presented in either September or October. It is too early to say which.
6	Please disregard, this item was tabled. Thanks	Patrick Hirst	
7	When will there be a meeting scheduled for lots in the Brewerytown neighborhood? That's what myself and the last 2 people were here for.	shauncerborino	The item may be presented in either September or October. It is too early to say which. We will work with the council office to address the issues presented.
8	How do we know when the brewerytown discussion will take place? I only found out from yard signs.	Redhwan Chowdhury	
9	Ok. So in the meantime, there will be no physical action taken on those lots until then?	shauncerborino	Correct
#	Good morning, N. Marsten (1400 block) will be addressed today correct? I believe that was not included in the tabled topic but want to clarify	tiffani Vaughan	That will be item #5 on today's agenda
#	How can we (neighbors in the Brewerytown neighborhood) stay informed regarding when this meeting will happen? Will we need to follow up or will there be an email sent?	shauncerborino	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	Just to confirm - all of the empty lots in Brewerytown will be tabled for a future meeting?	Jillian Leonard	No - Item IV A 6 - the last item on the agenda is tabled. The other RFP will be presented as the last item

#	Will we be notified by email or yard signs on the tabled discussion?	Redhwan Chowdhury	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	What about 1339 N. Newkirk St.? Will that be discussed today?	Jillian Leonard	No it has been tabled
#	can a restrictive covenant be in perpetuity? if so when is it applicable? thank you	a weiss	Currently we do not do that
#	Thank you, Angel.	tiffani Vaughan	
#	1200 Block of N dover on today's agenda?	Patrick Hirst	Currently we are discussin 1300 block of Dover Street
#	How will the public be notified of the new meeting details for the tabled agenda items (and does that item #6 include the 1443 and 1446 N. Dover properties?)	Sarah Smoker	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	1515 n 28th st on the agenda?	Redhwan Chowdhury	This was tabled
#	Sorry, 1200 block of North Dover (brewerytown) not south dover	Patrick Hirst	That item was tabled
#	We need more green spaces not more houses. Develop burn out houses rather than building new ones	Alix Gustafson	
#	why was PPA listed on paperwork as the owner	Pauline Everett	
#	thank you. what is the process to extend this for future projects?	a weiss	
#	will you attached parking to these affordable units?	Michie Kandowangko	That was not proposed
#	How can we be assured the homes won't be used as AirB&Bs or rentals to households of 3+ adults? What do we do if we find out one of these homes is rented?	Caitlin Peraria	Those are prohibited uses which homebuyers must agree to. If you are aware of this type of activity please report it to Andre Saah and we will investigate.
#	Is this it?	tiffani Vaughan	Correct
#	https://phdcphila.org/residents/homebuyers-and-renters/turn-the-key/	tiffani Vaughan	Thank you for sharing
#	Will trees, non-ornamental, canopy trees be mandated with these developments?	shauncerborino	That is not a requirement of the RFP. It may be a requirement imposed by L&I
#	Thank you, Andrea. But I do not see addressed how an (illegal) rental is prevented once a qualified person buys the home?	Caitlin Peraria	It is handled by in the closing documents
#	Out of curiosity, will this development be prioritized for city employees?	Jacob Peck	Yes city employees are a priority. Council passed legislation stipulating this priority

#	The 1400 block of N Marston street currently provides a lot of green space in the neighborhood. People enjoy walking their dogs and taking their kids on walks along this block. I think it's worthwhile to consider keeping some of these lots as green space. Parcels 1439 - 1453 N Marston street could be a nice green space for residents and families to continue to enjoy.	Noelle Vought	
#	also what is the reason restrictive covenants are not in perpetuity? thank you	a weiss	
#	Is there a way to change that? L&I does not have tree requirements for single unit properties.	shauncerborino	That would be a legislative item for Council to address
#	Can this article be shared in the chat so people can be better informed about new housing effects on their neighborhoods? https://direct.mit.edu/rest/article/doi/10.1162/rest_a_01055/100977/Local-Effects-of-Large-New-Apartment-Buildings-in	Spencer Luboff	
#	Any suggestions for parking for disabled people when the houses are built?	Caitlin Peraria	
#	Did you say that none of these lots would be considered for community gardens or that people who had applied for community gardens should have been notified of sales?	Andrew Harmon	The priority in the area was affordable housing development
#	will renderings for N. Marsten street be available for public viewing? Also, will the easements that exist today (between N Marsten and 28th street) still remain with the new developments?	tiffani Vaughan	If you review the Board package renderings are included
#	so many questions, I'm sorry! I'm eager to learn more :)	tiffani Vaughan	
#	Thanks, Angel - I did but I did not see it for N. Marsten	tiffani Vaughan	I will check on that
#	Can we have a contact email for the builder speaking? I'd like to ask direct questions.	Spencer Luboff	
#	Do the developer plan to offer any jobs to the community and if so what percentage?	Desiree Outlaw	
#	May I have the RFP names for item 5AIII and 5AIV. Apologies for the late inquiry.	Kareem Groomes	V.A.3 - West Poplar Melon St (in Previous Development RFPs) V.A.4 - Ludlow West Oxford St et al
#	Angel - please let me know if you were able to find it in the Board package - if not, can you point us in the right direction to access?	tiffani Vaughan	It is on page 125 of 128 of the agenda
#	Do you guys know if there is money allotted to support these development projects? if so how much?	Desiree Outlaw	No subsidy is provided to developers for these RFPs
#	How do we get in contact with you guys?	Desiree Outlaw	Which? the developers? And which Developers?

#	are the dollar homes still available	Christopher Edmunds	No that program does not exist any longer
#	Are you developers offering any employment to the local community?	Desiree Outlaw	As part of the EOP compliance they are required to hire local residents.
#	I was looking for the contact information from the panel	Desiree Outlaw	https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/
#	100% agree with Matthew Sullivan's comments. Knowing the info puts too much responsibility on citizens the way it is currently done. And your website is not the easiest to navigate	Caitlin Peraria	THank you for the feedback we are working on improving it and the level of communication
#	Are any of you developers will to train or help community members who may be interested in future developing?	Desiree Outlaw	

Exhibit A

RESOLUTION NO. 2022 - 22

RESOLUTION AMENDING RESOLUTION 2021-54 TO AUTHORIZE REMOVAL OF PROPERTIES AND MODIFICATION OF MIXED-INCOME HOMEOWNERSHIP DEVELOPMENT

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”), pursuant to Resolution 2021-54 adopted on November 9, 2021, approved the conveyance of 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street (forty-six (46) lots, collectively, the “Property”) to Paseo de Jardines LLC (the “Purchaser”), for the purchase price of Forty-Six and 00/100 Dollars (\$46.00), for the construction of one hundred and two (102) homeownership units comprised of fifty-two (52) affordable and fifty (50) market-rate units (the “Project”) on the Property and on thirty-five (35) properties to be conveyed to the Purchaser by the Philadelphia Housing Authority (the “PHA”).

WHEREAS, the Board desires to amend Resolution 2021-54 in order to remove 1922 N. 3rd Street, 1938 N. 3rd Street, 1851 N. Leithgow Street, 1936 N. Leithgow Street and 2015 N. Bodine Street from the Property to be conveyed due to the removal of thirty (30) PHA-owned properties from the Project, with a corresponding reduction in the purchase price to Forty-One and 00/100 Dollars (\$41.00);

WHEREAS, the removal of the 30 PHA-owned properties and 5 Land Bank-owned properties necessitates a reduction in the number of housing units to be constructed to fifty-seven (57) homeownership units consisting of twenty-nine (29) affordable and twenty-eight (28) market-rate units;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the modification of the development, including the removal of five Land Bank-owned properties, a corresponding reduction in the purchase price, and a reduction in the number of homeownership units to a total of fifty-seven (57) units.

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

1. The removal of 1922 N. 3rd Street, 1938 N. 3rd Street, 1851 N. Leithgow Street, 1936 N. Leithgow Street and 2015 Bodine Street from the Property to be conveyed to the Purchaser, a reduction in the purchase price to Forty-One and 00/100 Dollars (\$41.00), and a reduction in the number of homeownership units to be constructed to fifty-seven (57) units, as the result of the removal of PHA-owned properties from the Project, 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.

Exhibit A

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 August 9, 2022.
--

Exhibit B

From: Juanita T. Perez

To: Andrea Saah

Subject: Land Bank Parcel 2150 E. Stella Street Philadelphia, PA. 19134

Date: Thursday, August 4, 2022 11:01:42 PM

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

Good Morning Ms. Saah, hoping you and your family are doing well.

My Name is Juanita Tellado Perez and I am sending this letter as per request on the notification dated July 28, 2022 that was posted in the Port Richmond area advising the residents that the Philadelphia Land Bank is proposing to convey several parcels in the area.

My Parent Pauline Soto is the property owner of 2148 E. Stella St. Phila., PA. 19134, the lot adjacent to said property located on 2150 E. Stella St. Phila PA 19134 is one of several addresses annotated on the notification.

I am asking if you would please reconsider taking over/selling said property. For the last six to seven years, I have made the effort to purchase the lot from the City as required under The Housing Economic Development. I have gone in person and made contact via-phone on several occasions; I have submitted requested information as required to establish eligibility during the period of occupancy. We have used every precaution as requested to protect the property from fire, vandalism and have maintained it clean.

(The Entry Authorization for the above referenced address is dated September 27, 1993 signed by Mr. Penton Lewis from the real-estate Department).

On July /31/2017 we received a letter from Ms. Susan Jarmon Director of Disposition / Real Estate informing us that The Philadelphia Land Bank / City owns the above referenced lot and they wanted to confirm whether the lot was fenced and in use. The letter also said, we were to contact the office and inform them as failure to do so within the 10 day period allotted the lot would be made available to the next qualified applicant. During this period, I spoke to Ms. Ebony Harris to begin the process and provided requested information.

I rectified and cleared any issues and was advised the information would be forwarded to a Ms. Donna for review and we would receive a response via mail. As of this date, all remained stagnant. If I may with all due respect you are probably thinking well that was approximately 5yrs. ago, something should have taken place and your absolutely correct; but unfortunately due to many life changing events we all failed as a whole to complete the process. The agency failed to correspond with me in regards to a decision, "my request fell through the cracks" and I failed by not following up.

Ms. Saah, I am humbly asking you to please consider this as my request to obtain/purchase said property for a reasonable amount. I am aware that since the City has made the decision to sell to investors the price is no longer the same.

The lot at this current time is being used for parking purposes, as there is no parking in the small restricted area. This is a small block with at least 3 cars per house hold, houses on each side of the street and new buildings making parking more scarce and limited than before. I honestly do not think that any one has thought of the ramifications this brings to the neighborhood.

Please feel free to contact me via-phone at 215-760-2075 © or 215-739-4543 (H)

Best Regards,

Mrs. Perez

Sent from [Mail](#) for Windows

Exhibit C

RESOLUTION NO. 2022 – 23

RESOLUTION AUTHORIZING CONVEYANCE OF 2863 AND 2868 AMBER STREET; 2044 AND 2077 E. BIRCH STREET; 2118, 2138, 2142 AND 2150 BELLMORE STREET; 2115 AND 2140 E. MONMOUTH STREET; 2100, 2108, 2117, 2120 AND 2138 E. ORLEANS STREET; AND 2106 AND 2150 E. STELLA STREET TO NEW KENSINGTON COMMUNITY DEVELOPMENT CORPORATION

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 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street (collectively, the “Property”) to New Kensington Community Development Corporation (the “Purchaser”) for the construction of seventeen (17) single-family affordable homeownership units.

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 and 00/100 Dollars (\$17.00) 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 August 9, 2022.

Exhibit D

From: Tiffany Sun

To: Andrea Saah

Subject: Commentary on Proposed Conveyance on South Dover Street

Date: Tuesday, August 2, 2022 12:31:09 PM

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

To whom it may concern,

My name is Tiffany and I am a resident of South Dover Street. There have been signs posted regarding the proposal to convey multiple lots on this block for the development of affordable housing. I hope to propose that 1308-26 be left alone rather than developed into homes, as it currently serves as a parking lot that has very crucially served as a refuge for our block. Our block is located on a tight, one way street and has already dealt with the unfortunate consequences of numerous developers and contractors blocking off access to our street at all hours of the day, leaving unfilled potholes, construction debris, glass shards and nails, destruction to nearby property/cars, and trash in their wake. The 1308-26 lot continues to serve as a way for those of us who live here to bypass the mayhem, providing alternative parking when construction vehicles and debris otherwise block off typical street parking, and also allowing construction vehicles the opportunity to courteously park in a less obstructive manner. More than that, it offers our block the space to convene together as neighbors to build a tighter community within our developing part of the city. While preserving lots 1308-25, meanwhile offering 1327 and 1355 as potential lots for affordable housing could be more viable.

Thank you for taking this concern into consideration. Please feel free to contact me with any further questions or concerns.

--

Sincerely,
Tiffany Sun.

Exhibit E

RESOLUTION NO. 2022 – 24

**RESOLUTION AUTHORIZING CONVEYANCE OF
2809, 2822, 2824, 2825, 2826, 2827 AND 2828 WHARTON STREET; 1308-26, 1323, 1327 AND 1355 S.
DOVER STREET; AND 1351 S. 29TH STREET (INCLUDING 1354 S. DOVER 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 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street) to Affordable Alliance Company LLC (the “Purchaser”) for the construction of twenty-two (22) single-family affordable homeownership units.

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 Forty-Four Thousand and 00/100 Dollars (\$44,000.00) 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 August 9, 2022

Exhibit F

September 8, 2022

Via Certified Mail

Anne Fadullon
Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Angel Rodriguez
Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Philadelphia Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to explain my recusal from the Land Bank Board's discussion of and voting on two agenda items during the August 9, 2022 Land Bank Board meeting, held on Zoom due to the restrictions on in-person gatherings resulting from the COVID-19 pandemic.

The Land Bank Board discussed the selection of developers for the West Poplar RFP and the Brewerytown-Marston RFP (items V.A.3 and V.A.5) at its meeting held on August 9, 2022. I had previously engaged in brief telephone conversations with the principals of both the selected developers, i.e., FE West Poplar, LLC and Civetta 2, LLC, in which the Board's selection of a developer for each of these RFPs was mentioned.

Due to the possibility of a perceived conflict of interest, I decided to disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to Agenda Items V.A.3 and V.A.5. In such a situation, I am obligated to remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

At the August 9, 2022 Board meeting, I announced my recusal before each respective agenda item was presented and turned off the Zoom video and audio channels while the Executive Director consulted with Land Bank Board members and while the Land Bank Board considered and voted on this matter. I am now providing this letter to fulfill my obligation under the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving Agenda Items V.A.3 and V.A.5 while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

/ s / Michael Koonce

Exhibit G

RESOLUTION NO. 2022 – 25

RESOLUTION AUTHORIZING CONVEYANCE OF 1000 AND 1026-36 FAIRMOUNT AVENUE; 1005, 1007 AND 1013 MELON STREET; 1019 AND 1021 WALLACE STREET; 647-67, 662-68 AND 670-72 N. 10TH STREET; 667 AND 677 N. 11TH STREET TO FE WEST POPLAR 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 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street (collectively, the “Property”) to FE West Poplar LLC (the “Purchaser”) for the construction of fifty-four (54) single-family affordable homeownership units.

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 Fifty-Four and 00/100 Dollars (\$54.00) 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 August 9, 2022.

Exhibit H

RESOLUTION NO. 2022 – 26

RESOLUTION AUTHORIZING CONVEYANCE OF 1600-40 N. 9TH STREET TO FE OXFORD 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 1600-40 N. 9th Street (the “Property”) FE Oxford LLC (the “Purchaser”) for the construction of twenty-one (21) single-family affordable homeownership units.

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-One and 00/100 Dollars (\$21.00) 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 August 9, 2022.

Exhibit I

From: Adam Berryman

To: Andrea Saah

Subject: PLB Aug 9th Agenda - Item V.A.5 - Civetta 2, LLC

Date: Monday, August 1, 2022 8:11:32 AM

Attachments: [PLB-Board-Mtg-Agenda-with-Participation-Memo-August-9-2022.pdf](#)

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Good morning, Andrea,

I'm the current homeowner of 1410 N Marston St, Philadelphia, PA 19121. I read the flyer and while I applaud and agree with the city's efforts to build 1,000 more affordable units via the "Turn the Key" program, the proposed development will adversely impact me and my partner.

Does the city have any financial programs to assist homeowners who will be impacted by the developments or would the city like to acquire our property at a fair price to build more affordable units?

I look forward to hearing from you and furthering this discussion.

Thanks,
Adam Berryman

From: Julie Stackhouse

To: Andrea Saah

Subject: 1514 North Marston Street LOT acquisition

Date: Tuesday, August 9, 2022 8:12:18 AM

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

Hi Andrea,

I understand there is a board meeting in regards to many lots of land looking to be acquired. I have been contacting and looking to get information to purchase this small lot (1514 N Marston) next to my new home (1516 North Marston Street) and have have no luck reaching ANYONE. These lots should get priority for a neighboring property!!!

I am HIGHLY disappointed by this acquisition and oppose it for this lot in the highest regard. This is a SMALL lot, very much in the category of a side yard and for one reason or another is not categorized as such otherwise the paperwork would have already been submitted.

Please advise as I am unable to attend the meeting today but highly oppose the acquisition of any lot that a neighboring property has interest in purchasing!!!!

Best,
Julie Stackhouse & Pasquale Mascaro

Exhibit J

RESOLUTION NO. 2022 – 27

**RESOLUTION AUTHORIZING CONVEYANCE OF
1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425,
1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462,
1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 AND 1641 N. MARSTON
STREET; 2712, 2714, 2810, 2836 AND 2838 CECIL B. MOORE AVENUE; 1316, 1318, 1400, 1406,
1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 AND 1634 N. 27TH STREET; 1544
AND 1546 N. 26TH STREET; 1602, 1608, 1614, 1632, 1637 AND 1639-41 N. BAILEY STREET; 1420,
1444, 1450 AND 1453 N. ETTING STREET; AND 2704, 2705, 2710 AND 2720 JEFFERSON STREET
TO CIVETTA 2, 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 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637 and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street (collectively, the “**Property**”) to Civetta 2, LLC (the “**Purchaser**”) for the construction of ninety-five (95) single-family affordable homeownership units.

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 Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00) 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.

Exhibit J

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 August 9, 2022.

SEPTEMBER 13, 2022 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A

RESOLUTION NO. 2022 – ____

RESOLUTION AMENDING RESOLUTION 2022-10, WHICH AMENDED RESOLUTION 2022-9, TO REMOVE 642 AND 644 N. SICKELS STREET AND 641, 643, 645, 647, 649, 653 AND 655 N. 55TH STREET FROM THE APPROVED DISPOSITION AND TO APPROVE THE CORRESPONDING REVISION OF PROJECT PLANS

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**”) approved the 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 (the “**Purchaser**”) for the price of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) for the construction of forty-five (45) housing units, pursuant to Resolution 2022-9 adopted on April 12, 2022;

WHEREAS, the Board amended Resolution 2022-9 in order to remove 533, 539, 541 and 543 N. Conestoga Street from the list of properties to be conveyed to the Purchaser, to approve a reduction in housing units to forty-one (41) units, and to approve a reduction in the price to Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00), pursuant to Resolution 2022-10 adopted on May 10, 2022;

WHEREAS, due to a sewer easement that prevents construction on 642 and 644 N. Sickels Street and on 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street (the “**Sewer Easement Properties**”), the Board desires to remove the Sewer Easement Properties from the list of properties to be conveyed to the Purchaser, resulting in the following amended list of properties to be conveyed: 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; and 623-33 N. 55th Street (collectively, the “**Property**”);

WHEREAS, the removal of the ten (10) Sewer Easement Properties necessitates a revision of the mix of housing units to be constructed on the Property;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the removal of the Sewer Easement Properties from the list of properties to be conveyed to the Purchaser and to approve the corresponding revision in the mix of housing units constructed on the Property.

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

1. The removal of 642 and 644 N. Sickels Street and of 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street from the list of properties approved for disposition to the Purchaser and the corresponding revision in the mix of housing units to be constructed on the Property 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 _____

AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

1. **ADDRESS:** 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; 623-33 N. 55th Street

2. PROPERTY INFORMATION

Zip Code: 19131	Census Tract: 010200	Council District: 4
Zoning: RSA-5	Lot Area: 30,637.75 SF	
OPA Value: \$367,000	Appraised Value: \$748,000	
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 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: 21
Units: 37 residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 40,100	Construction Cost / sq. ft.: \$160
Construction Costs: \$6,416,000	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: \$7,145,100	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

AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

6. DEVELOPMENT SUMMARY

How was title acquired? Majority of these properties were acquired through Sheriff Sale and one property was acquired by PRA via condemnation. All have PRA board approval and Council approval for transfer to the Land Bank.

Project Summary:

Amendment to Resolution No. 2022-10 adopted by the Board on May 10, 2022, which amended Resolution No. 2022-9 adopted by the Board on April 12, 2022, to approve revised plans and a reduction in the number of housing units by four (4) units. The reduction is necessitated by the removal of ten (10) properties from the project, located at 642 and 644 N. Sickels Street and 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street, due to their proximity to underground sewer infrastructure. The revised project will contain seven (7) single-family units and thirty (30) condominium units. The revised property list is as follows:

- 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; 623-33 N. 55th Street.

Units will be developed through a mix of two (2) triplexes, twelve (12) duplexes, and seven (7) single family units. Each triplex will include 2-bedroom and 3-bedroom units with a maximum sales price of \$200,000. Each duplex will include 2-bedroom and 3-bedroom units with a maximum sales price of \$230,000.

One (1) single family home will have 3 bedrooms, 1.5 bathrooms at 1100 SF with a maximum sales price of \$230,000.

Six (6) single family homes will have 2 bedrooms, 1.5 baths at 1000 SF with a maximum sales price of \$200,000.

Bids were solicited through a Request for Proposals (RFP) and the applicant was the sole qualified bidder.

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 require any future resale to a buyer whose household income is at or below 80% AMI as required by the RFP. 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 amending Resolution No. 2022-10 to approve a revised property list for the disposition of the parcels to Civetta 1, LLC for the development of an affordable homeownership project.

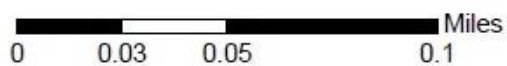
Prepared by: Todd Hestand - Senior Development Specialist

Reviewed by: Jessie Lawrence – Director, Real Estate

AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

SITE PLAN(S)



Last Updated: **9/8/2022**



623-33 N 55TH ST
Design Sketch - Not for Construction

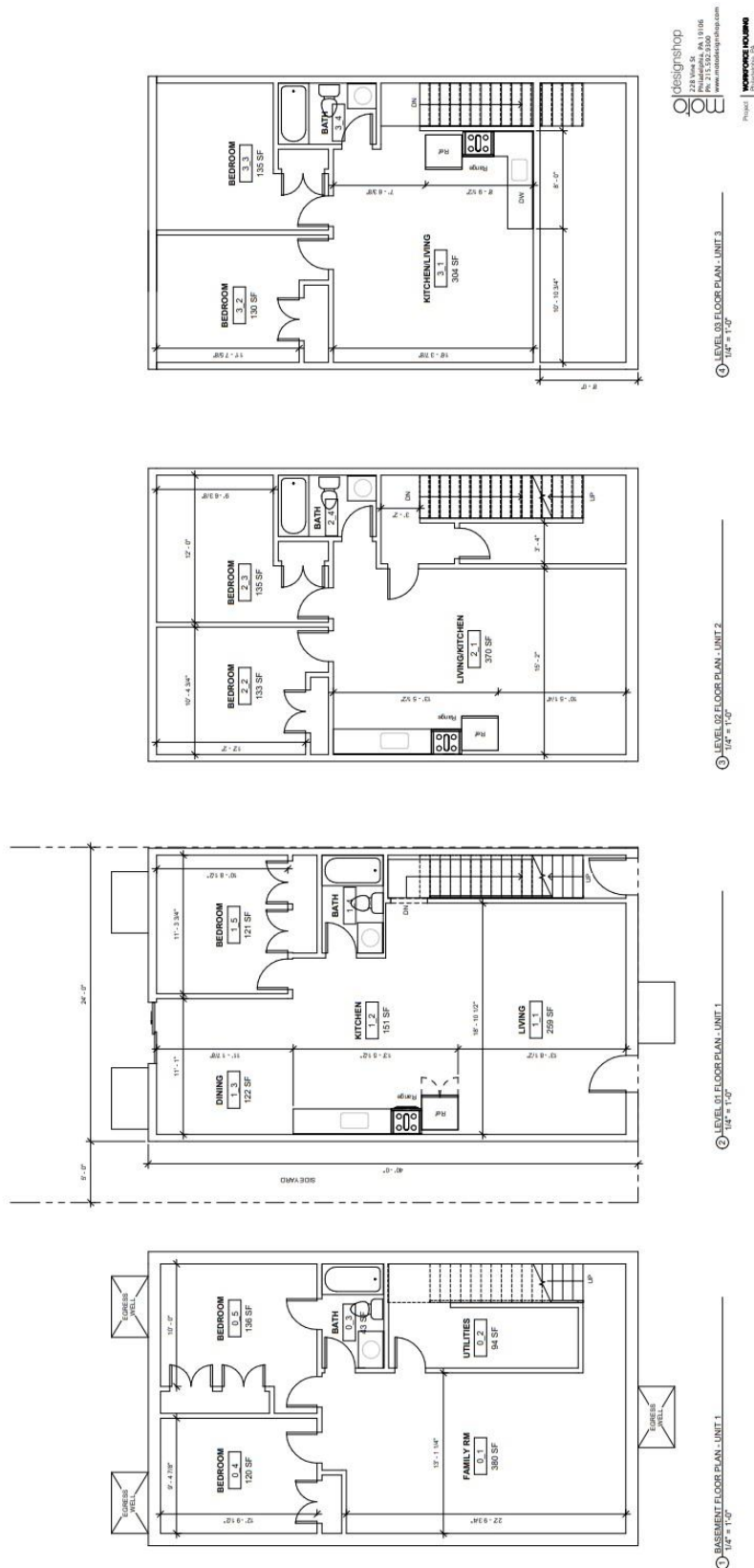
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AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

FLOOR PLAN(S)

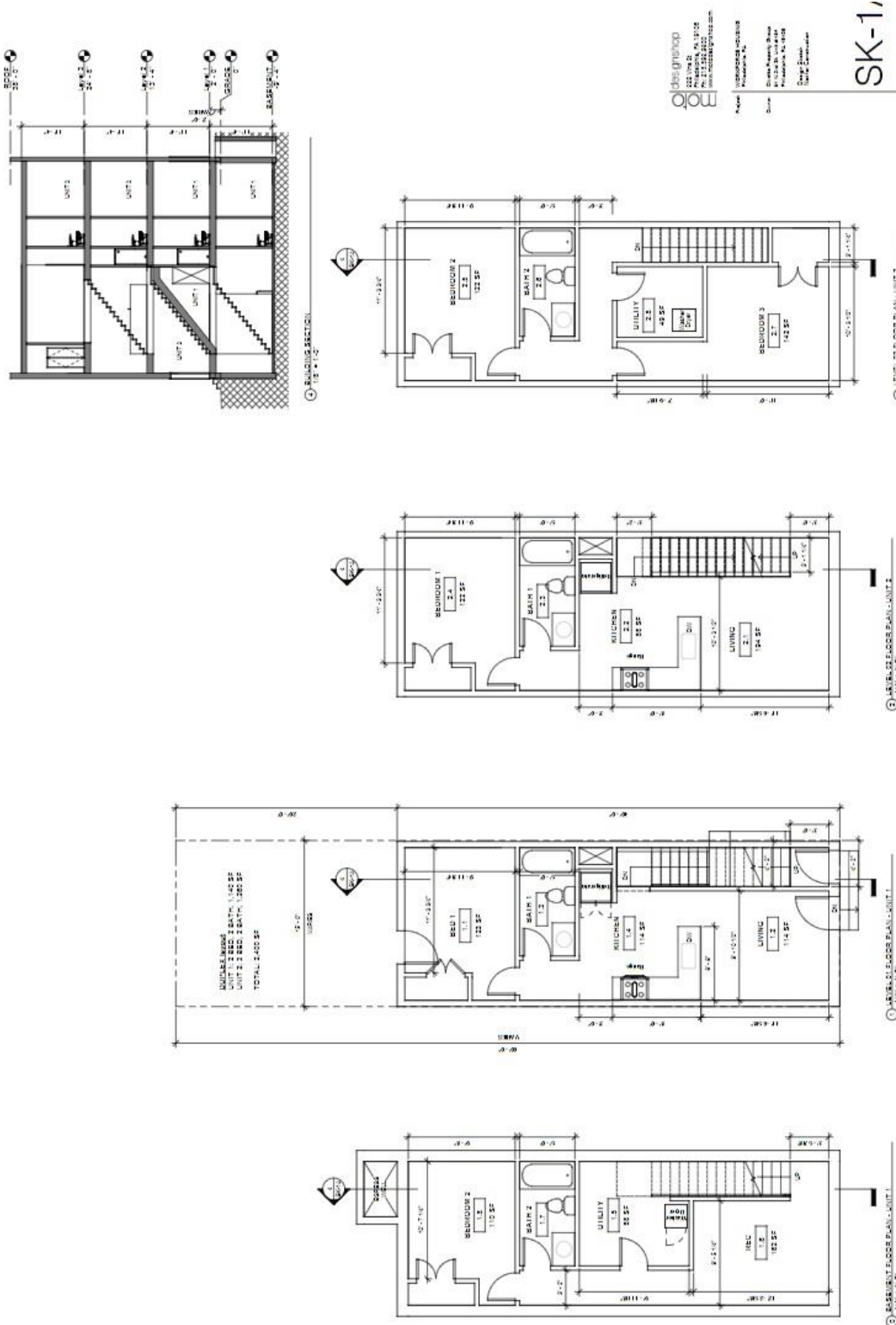
Triplex Test Fit



AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

Duplex Test Fit



AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

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: Pastor Allen Updated 8.18.22
Property Address:

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt				
Developer Equity	Yes	\$1,786,275.00	25%	Civetta Cash
Other - describe to the right	Yes	\$5,358,825.00	75%	Legacy Capital Funding
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$7,145,100.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$3,200.00	0.04%
Closing Costs	\$24,000.00	0.34%
Other - describe in space to the right	\$0.00	0.00%

UNIT CONSTRUCTION

Complete the table below	\$6,416,000.00	89.80%
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OTHER CONSTRUCTION

Landscaping	\$18,000.00	0.25%
Permits	\$33,000.00	0.46%
Clearance and Demolition	\$6,000.00	0.08%
Utility Connections & Tap Fees	\$32,200.00	0.45%

INFRASTRUCTURE

Streets and Sidewalks	\$15,000.00	0.21%
Water and Sewer	\$28,900.00	0.40%
Stormwater & Drainage	\$26,000.00	0.36%
Impact Fees	\$18,000.00	0.25%

OTHER HARD COSTS

Hard Cost Contingency	\$239,000.00	3.34%
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	\$6,859,300.00	96.00%

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$5,000.00	0.07%
Architecture & Engineering	\$67,000.00	0.94%
Legal	\$5,000.00	0.07%
Consultant	\$0.00	0.00%
Survey	\$19,000.00	0.27%
Market Study	\$0.00	0.00%
Environmental	\$6,000.00	0.08%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$60,000.00	0.84%
Construction Origination	\$30,000.00	0.42%
Appraisal	\$800.00	0.01%
Construction Insurance	\$18,000.00	0.25%
Property Taxes	\$25,000.00	0.35%

OTHER SOFT COSTS

Holding Costs	\$22,000.00	0.31%
Soft Cost Contingency	\$28,000.00	0.39%
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	\$285,800.00	4.00%

TOTAL DEVELOPMENT COST

	\$7,145,100.00	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1	2 Triplex 200k/Unit	1,100	\$160.00	\$176,000.00	6	\$1,056,000.00
2	12 Duplex 200k-230k/Unit	1,100	\$160.00	\$176,000.00	24	\$4,224,000.00
3	1 Single FamilyHomes 230k	1,100	\$160.00	\$176,000.00	1	\$176,000.00
4	6 Single Family Home 2 Bed 200k	1,000	\$160.00	\$160,000.00	6	\$960,000.00
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			\$688,000.00	37	\$6,416,000.00

Total Sq. Ft.	Total Sq. Ft. %
6,600	16.46%
26,400	65.84%
1,100	2.74%
6,000	14.96%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
0	0.00%
40,100	100.00%

AMENDMENT TO RESOLUTION NO. 2022-10

Last Updated: 9/8/2022

PROPERTY APPRAISAL(S)

CD 4 POSSIBLE RFP – THE VINE PASTOR JAMES ALLEN

	ADDRESS	LOT SIZE SF	ZONING	LAND	AGENCY	VALUE	OPA VALUE	CENSUS TRACK
1	5436 W Girard Ave	1162.50	RSA 5	LAND	DPP	\$ 30,000	\$ 4,600	010200
2	662 N Conestoga Street	616.00	RSA 5	LAND	DPP	\$ 15,000	\$ 2,800	010201
3	658 N Conestoga Street	616.00	RSA 5	LAND	DPP	\$ 15,000	\$ 2,800	010202
4	650 N Conestoga Street	616.00	RSA 5	LAND	DPP	\$ 15,000	\$ 2,800	010203
5	653 N Sickels Street	616.00	RSA 5	LAND	DPP	\$ 15,000	\$ 2,900	010204
6	644 N Sickels Street	616.00	RSA 5	LAND	DPP	\$ 15,500	\$ 2,900	010205
7	642 N Sickels Street	682.00	RSA 5	LAND	DPP	\$ 17,000	\$ 3,200	010206
8	655 N 55 th Street	899.55	RSA 5	LAND	DPP	\$ 180,000	\$ 3,500	010207
9	653 N 55 th Street	904.34	RSA 5	LAND	DPP		\$ 3,600	010208
10	651 N 55 th Street	894.15	RSA 5	LAND	DPP		\$ 3,500	010209
11	649 N 55 th Street	899.55	RSA 5	LAND	DPP		\$ 3,500	010210
12	647 N 55 th Street	899.55	RSA 5	LAND	DPP		\$ 3,500	010211
13	645 N 55 th Street	899.55	RSA 5	LAND	DPP		\$ 3,500	010212
14	643 N 55 th Street	899.55	RSA 5	LAND	DPP		\$ 3,500	010213
15	641 N 55 th Street	958.88	RSA 5	LAND	DPP		\$ 3,800	010214
16	623-33 N 55 th Street	18681.30	RSA 5	LAND	DPP	\$ 450,000	\$ 144,800	010215
17	543 N Conestoga Street	1053.95	RSA 5	LAND	DPP	\$ 30,000	\$ 4,200	010216
18	541 N Conestoga Street	1053.25	RSA 5	LAND	DPP	\$ 21,000	\$ 4,200	010217
19	539 N Conestoga Street	1052.55	RSA 5	LAND	PRA	\$ 27,500	\$ 4,200	010218
20	533 N Conestoga Street	1052.55	RSA 5	LAND	DPP	\$ 28,500	\$ 4,200	010219
21	550 N 54 th Street	1308.75	RSA 5	LAND	DPP	\$ 33,000	\$ 179,200	010220
22	546 N 54 th Street	1218.64	RSA 5	LAND	DPP	\$ 30,000	\$ 4,800	010221
23	538-40 N 54 th Street	2488.78	RSA 5	LAND	DPP	\$ 62,000	\$ 9,300	010222
24	534-36 N 54 th Street	2488.78	RSA 5	LAND	DPP	\$ 62,500	\$ 9,300	010223
25	5552 Harmer Street	825.00	RSA 5	LAND	DPP	\$ 20,500	\$ 3,800	010224

SEPTEMBER 13, 2022 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2843 – 61 JANNEY STREET AND 2842 – 60 WEIKEL STREET TO
JANNEY STREET APARTMENTS, LP**

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 2843 – 61 Janney Street and 2842 – 60 Weikel Street (collectively, the “**Property**”) to Janney Street Apartments, LP (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 Five Hundred and 00/100 Dollars (\$500.00) 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

1. **ADDRESS:** 2843-2861 Janney Street and 2842-60 Weikel Street (on a parcel to be known as 2855 Janney Street)

2. PROPERTY INFORMATION

Zip Code: 19134	Census Tract: 017900	Council District: 1
Zoning: RSA-5	Lot Area: 14,201	
OPA Value: \$211,500	Appraised Value: \$355,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Janney Street Apartments, LP	Type: Business / Legal Entity
Entity Owners: HumanGood Pennsylvania (Limited Partner) and Janney Housing, LLC (General Partner and affiliate of HumanGood)	
Mailing Address: 2000 Joshua Road, Lafayette Hill, PA 19444	
Authorized Contact: Vidhi Anderson	
Application Date: November 22, 2021	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Community Benefitting Use	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price Paid at Settlement: \$1.00	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 1
Units: 47 units - Residential / 0 units - Commercial	End User: Lease to Tenant
Gross Floor Area (sq. ft.): 48,316 (sq. ft.)	Construction Cost / sq. ft.: \$254.33 per sq. ft.
Construction Costs: \$12,288,208	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: \$16,293,138	Mortgage Amount : N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: Will apply and goals will be set closer to settlement as this is a LIHTC project
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

6. DEVELOPMENT SUMMARY

How was title acquired? The properties were condemned by the PRA in 1971. The properties are going through the process to be approved for transfer to the Land Bank.

Project Summary:

Janney Street Apartments, LP proposes to develop a four-story 47,140 square foot building consisting of forty-seven (47) one-bedroom units of affordable senior rental housing with LIHTC financing. Six (6) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), twenty-three (23) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eighteen (18) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Six (6) of the units will be approximately 685 square feet and handicap accessible. The remaining forty-one (41) units will be approximately 620 square feet. All units leased at twenty percent (20%) or below AMI and five (5) of the units leased at fifty percent (50%) or below AMI will be supported by Project Based Vouchers ("PBV"). The remaining eighteen (18) units that are to be leased at fifty percent (50%) or below AMI will be supported by Annual Contributions Contract ("ACC") operating subsidies. Both PBV and ACC subsidies will be made available by the Philadelphia Housing Authority Janney Street Apartments, LP is the partnership between HumanGood Pennsylvania which is the Limited Partner with 99.99% interest and Janney Housing, LLC that is an affiliate of HumanGood East and the General Partner with .01% Interest. An Economic Opportunity Plan will apply for this project.

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

A Declaration of Restrictive Covenants will be placed on all the rental units to ensure that units remain affordable for a minimum of 40 years.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2843-2861 Janney Street and 2842-60 Weikel Street to Janney Street Apartments, LP for their proposed development of affordable housing.

Prepared by: Brian Romano – Project Manager II

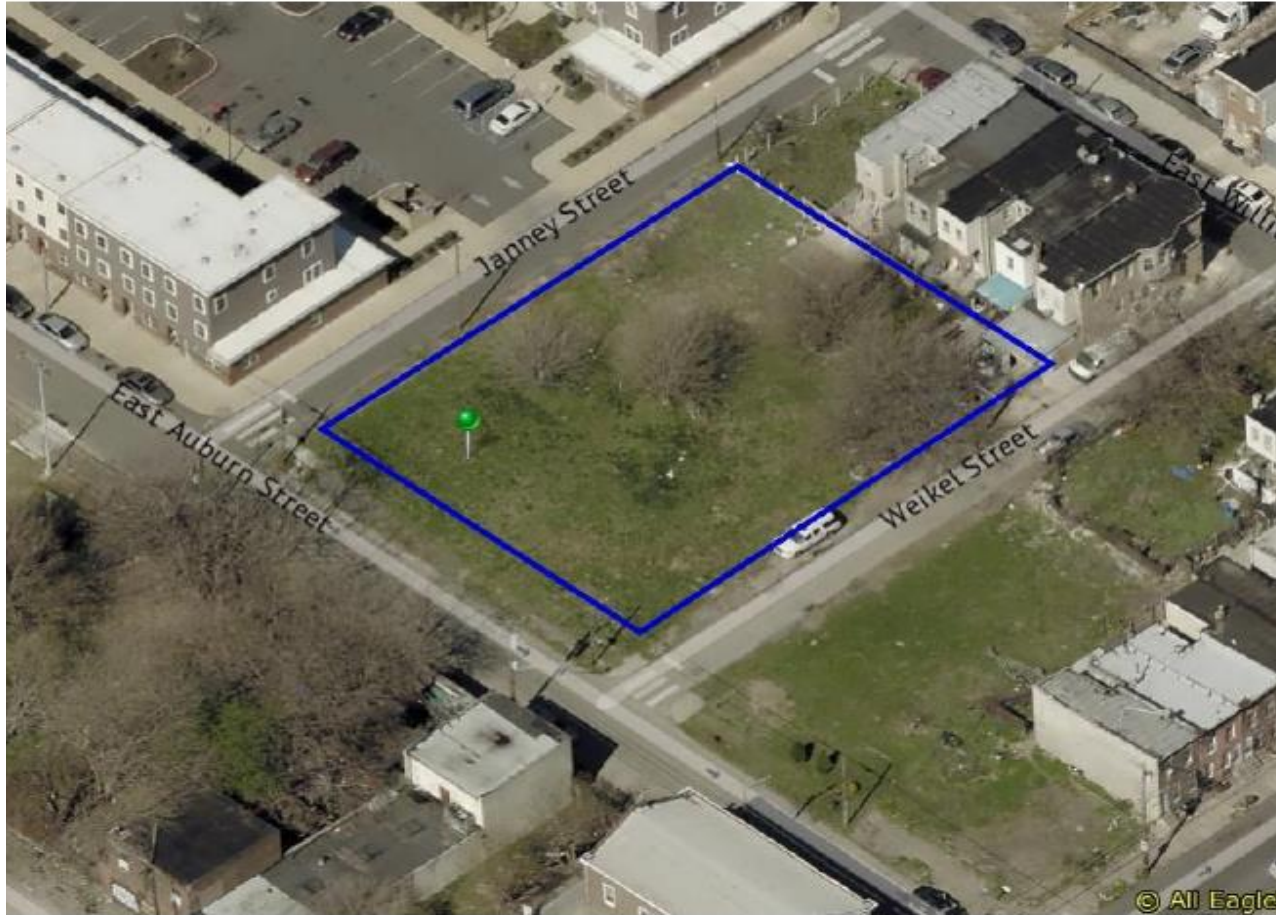
Reviewed by: Jessie Lawrence – Director of Real Estate

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

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

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



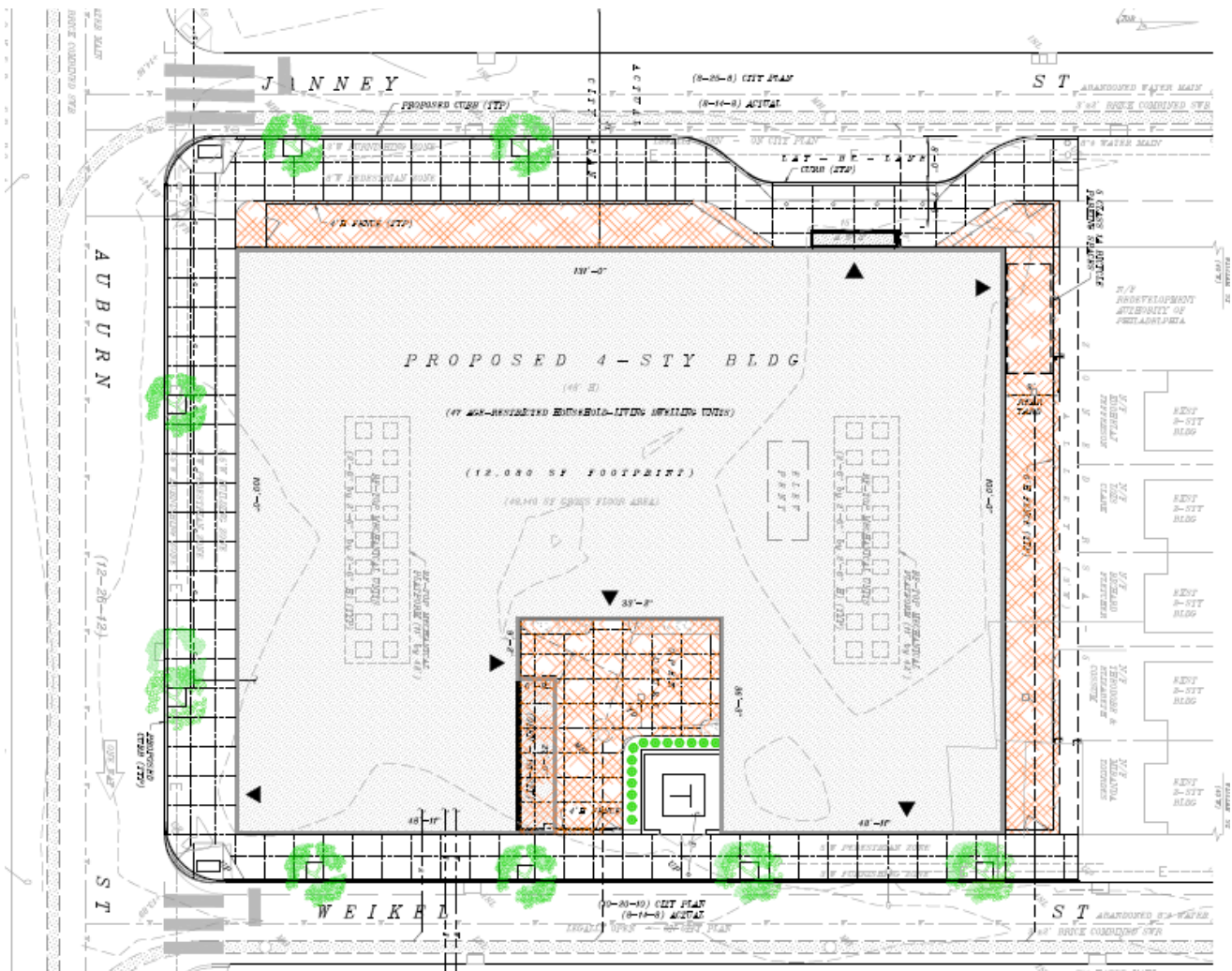
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



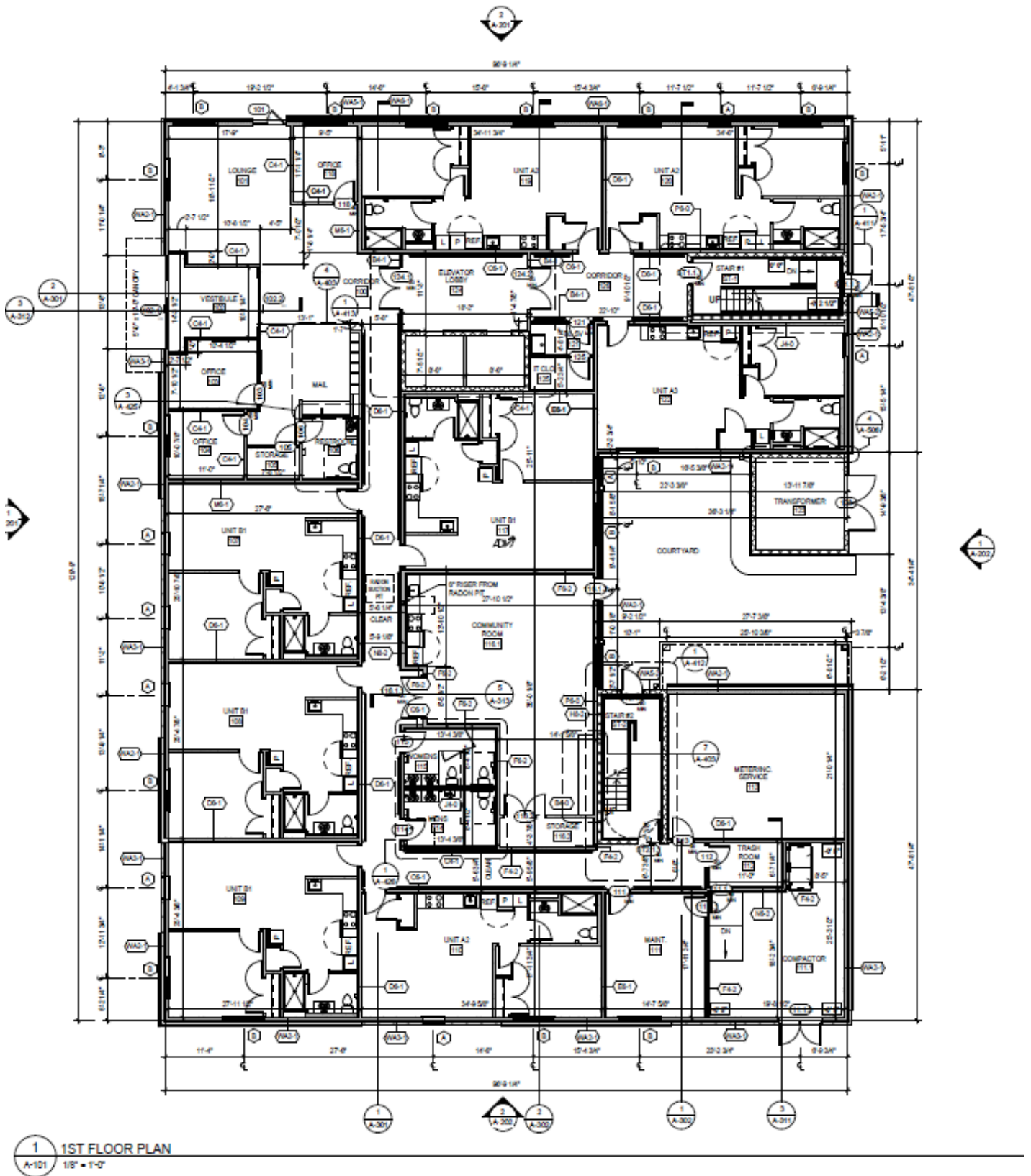
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



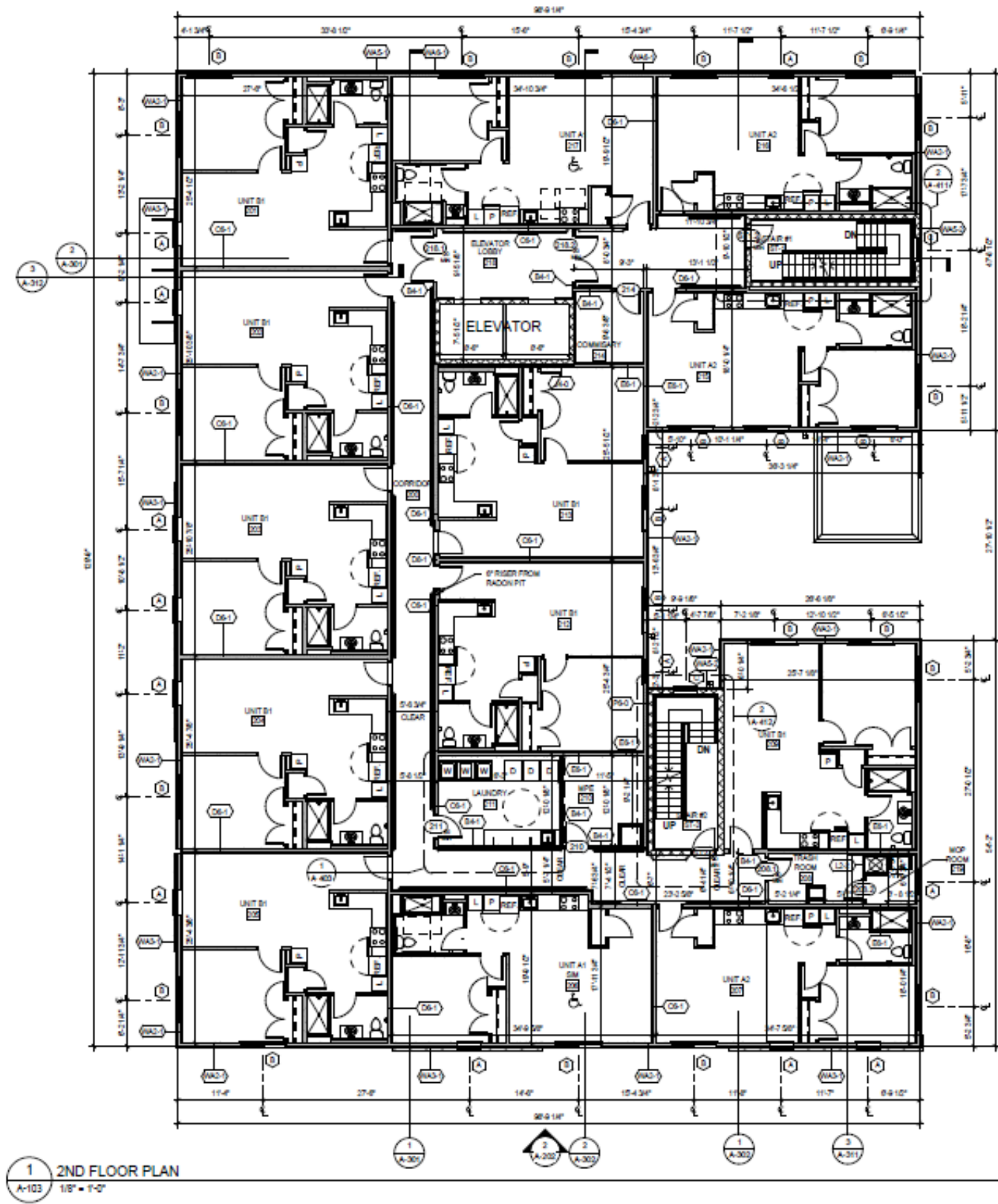
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



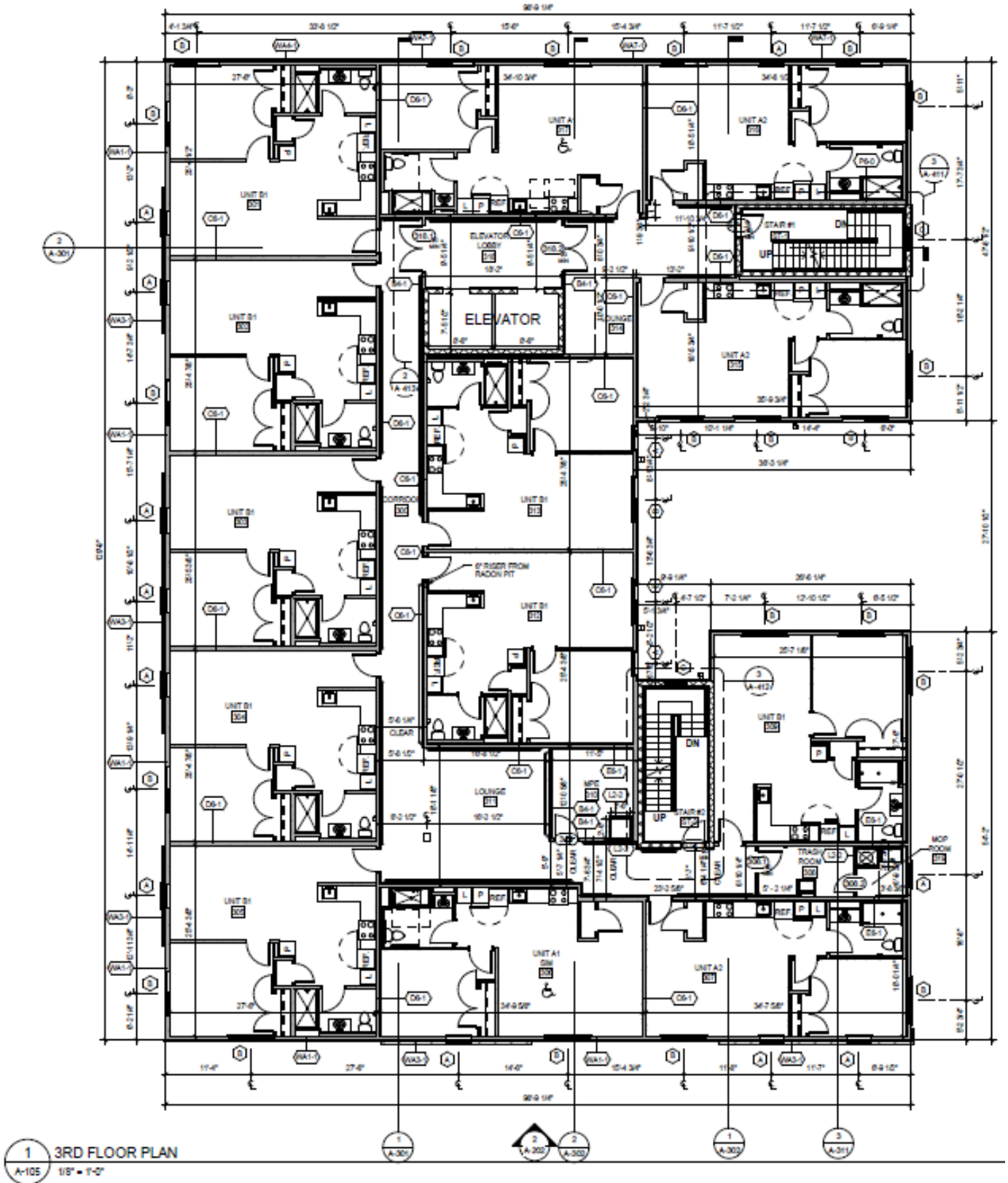
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



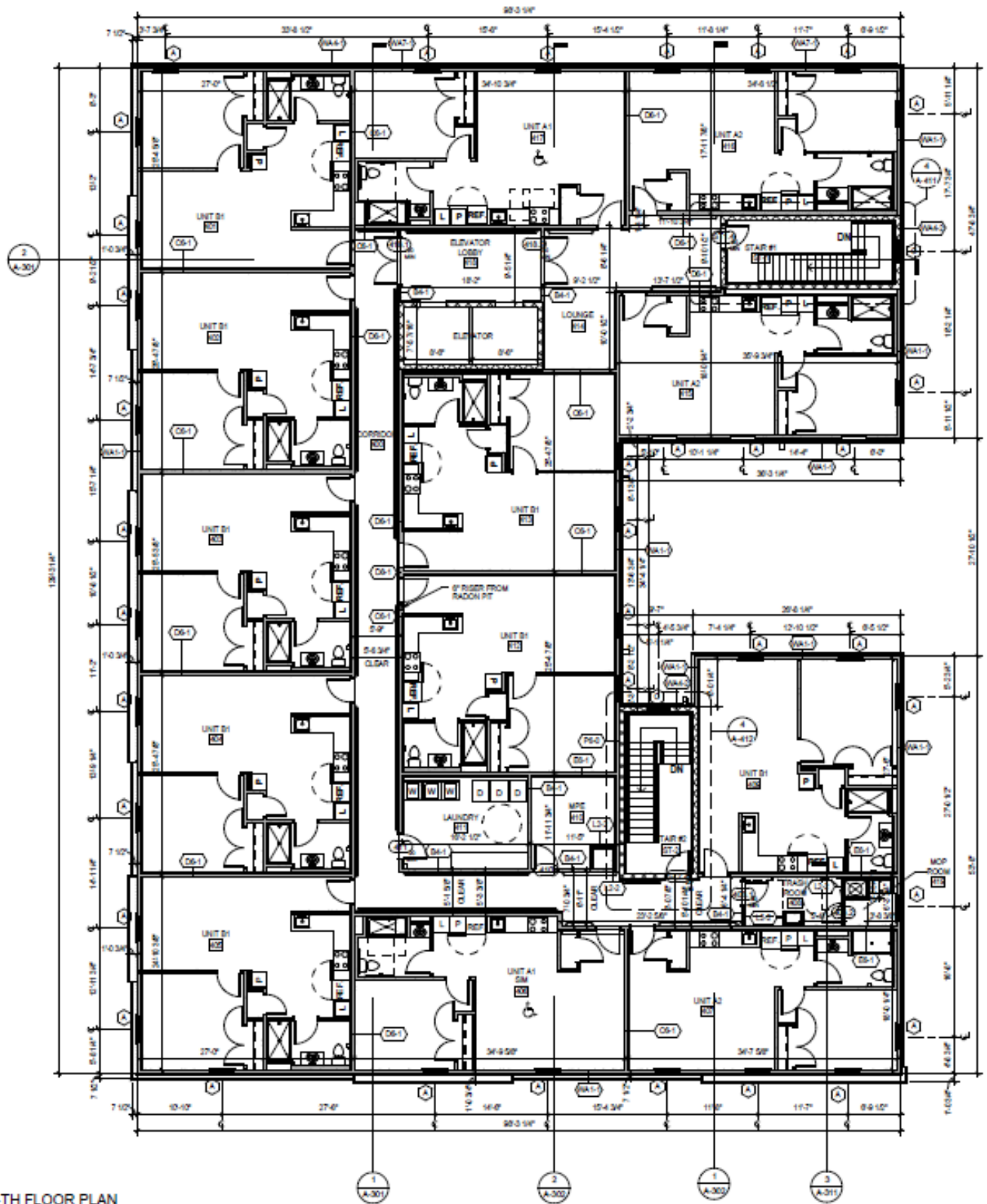
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



1 4TH FLOOR PLAN
A-107 1/8" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Janney Apartments
Property Address: 2855 Janney Street, Philadelphia, PA, 19134

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0.00%	
Subordinate Debt	Yes	\$141,935.00	0.87%	energy rebate, reinvestment fee, deferred fee
Developer Equity	Yes	\$12,217,528.13	74.99%	LIHTC - Equity from investor
Other - describe to the right	Yes	\$1,500,000.00	9.21%	City of Philadelphia
Other - describe to the right	Yes	\$583,675.00	3.58%	PHARE
Other - describe to the right		\$1,850,000.15	11.35%	Sponsor loan (committed)
TOTAL SOURCE OF FUNDS		\$16,293,138.28	100.00%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$1.00	0.00%	
Closing Costs	\$3,180.00	0.02%	
Other - describe in space to the right	\$5,000.00	0.03%	Legal fees
UNIT CONSTRUCTION			
Complete table at bottom of page	\$12,288,208.28	75.42%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$0.00	0.00%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$30,000.00	0.18%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
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	\$368,809.00	2.26%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL HARD COSTS	\$12,695,198.28	77.92%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$717,104.00	4.40%	
Legal	\$170,000.00	1.04%	
Consultant	\$0.00	0.00%	
Survey	\$15,000.00	0.09%	
Market Study	\$6,500.00	0.04%	
Environmental	\$30,000.00	0.18%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$83,753.00	0.51%	
FINANCE COSTS			
Construction Loan Interest	\$171,222.00	1.05%	
Construction Origination	\$136,000.00	0.83%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$175,434.00	1.08%	
Property Taxes	\$8,295.00	0.05%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$87,000.00	0.53%	
Developer Fee, if applicable	\$1,500,000.00	9.21%	
Other - describe in space to the right	\$207,032.00	1.27%	Operating Reserve
Other - describe in space to the right	\$200,600.00	1.23%	PHFA and PHA fees
Other - describe in space to the right	\$90,000.00	0.55%	Title Insurance
TOTAL SOFT COSTS	\$3,597,940.00	22.08%	
TOTAL DEVELOPMENT COST	\$16,293,138.28	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	1 Bedroom	1,028	\$254.33	\$261,451.24	47	\$12,288,208.28	48,316	100.00%
2				\$0.00		\$0.00	0	0.00%
	TOTALS			\$261,451.24	47	\$12,288,208.28	48,316	100.00%

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

PHILADELPHIA LAND BANK Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice ("USPAP"). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 2855 Janney St
Philadelphia, PA 19134

OPINION OF VALUE: \$355,000

USE OF REAL ESTATE EXISTING AS OF
JUNE 21, 2022 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JUNE 28, 2022 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by PRA transferring to Landbank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

Value only good for 6 months.

SEPTEMBER 13, 2022 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.2

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1811, 2114 AND 2123 FERNON STREET; 1930 AND 1932 NORWOOD STREET; 1629, 1642,
1648 and 1652 POINT BREEZE AVENUE; 1824 S. 20TH STREET; AND 1835 S. 22ND STREET
TO CIVETTA PROPERTY GROUP LIMITED LIABILITY COMPANY**

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 1811, 2114 and 2123 Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; and 1835 S. 22nd Street (collectively, the “**Property**”) to Civetta Property Group Limited Liability Company (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 Thousand One Hundred and 00/100 Dollars (\$1,100.00) 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

1. ADDRESS: 1811, 2114 and 2123 Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; and 1835 S. 22nd Street

2. PROPERTY INFORMATION

Zip Code: 19145	Census Tract: 003701, 003200 and 003100	Council District: 2
Zoning: RM-1 and RSA-5	Lot Area: 10,470 SF	
OPA Value: \$334,900	Appraised Value: \$1,310,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta Property Group, LLC	Type: Business / Legal Entity
Entity Owners: Michael Tomasetti and Brennan Mease Tomasetti	
Mailing Address: 51 N. 3rd Street, Philadelphia, PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: August 11, 2022	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$1,100	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 11
Units: 22 unit - Residential / 0 units - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 24,200	Construction Cost / sq. ft.: \$161.54
Construction Costs: \$3,909,268	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: \$4,402,123	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE – 20% and WBE – 20%
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

6. DEVELOPMENT SUMMARY

How was title acquired? Title for most properties was acquired by the Land Bank through Sheriff sale. The remaining two (2) properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

Project Summary:

Civetta Property Group, LLC will develop twenty-two (22) affordable homeownership units on these 11 properties. All the units will be sold to households with incomes at or below 80% AMI for a maximum sales price of \$230,000. An Economic Opportunity Plan will apply to this project. The application was unsolicited and evaluated pursuant to the disposition policy.

The breakdown units is as follows:

- Three (3) single family units built on 1811, 2114 and 2123 Fernon Street will each have two-stories with no basement and will contain 3 bedrooms and 1.5 baths.
- Five (5) duplexes built on 1824 S. 20th Street, 1835 S. 20th Street, 1930 and 1932 S. Norwood Street and 1629 Point Breeze Avenue will each have 3 stories and a full basement. Unit 1 on the lower levels will contain 2 bedrooms and 1.5 bathrooms; some of these units might contain a den in the basement pending the confirmation of lot area on a survey. Unit 2 on the upper level will contain 3 bedrooms and 2 bathrooms.
- Triplexes built on 1642, 1648 and 1652 Point Breeze Avenue will each have 3 stories and a full basement. Unit 1 is a bi-level unit containing 3 bedrooms, 2 bathrooms, and a family room; Units 2 and 3 will each contain 2 bedrooms and 1 bathroom.

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

A Declaration of Restrictive Covenants will be placed on all the units to ensure that the homes will remain affordable for a minimum of 10 years, and purchasers for the affordable units will be income certified.

Staff recommends to the disposition of 1811, 2114 and 2123 Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; and 1835 S. 22nd Street to Civetta Property Group LLC for development as affordable homeownership units.

Prepared by: Brian Romano – Project Manager II

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

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022



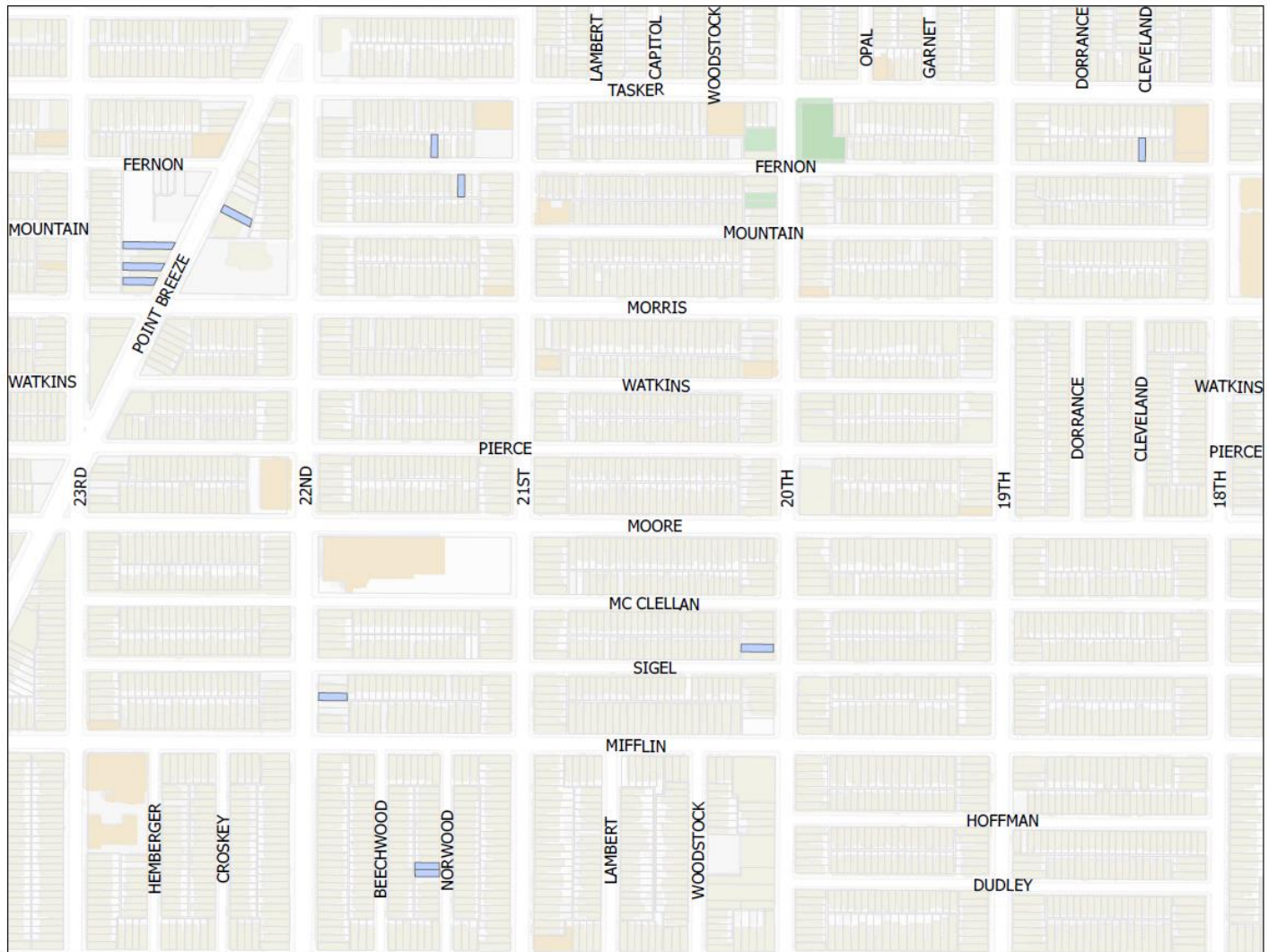
DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

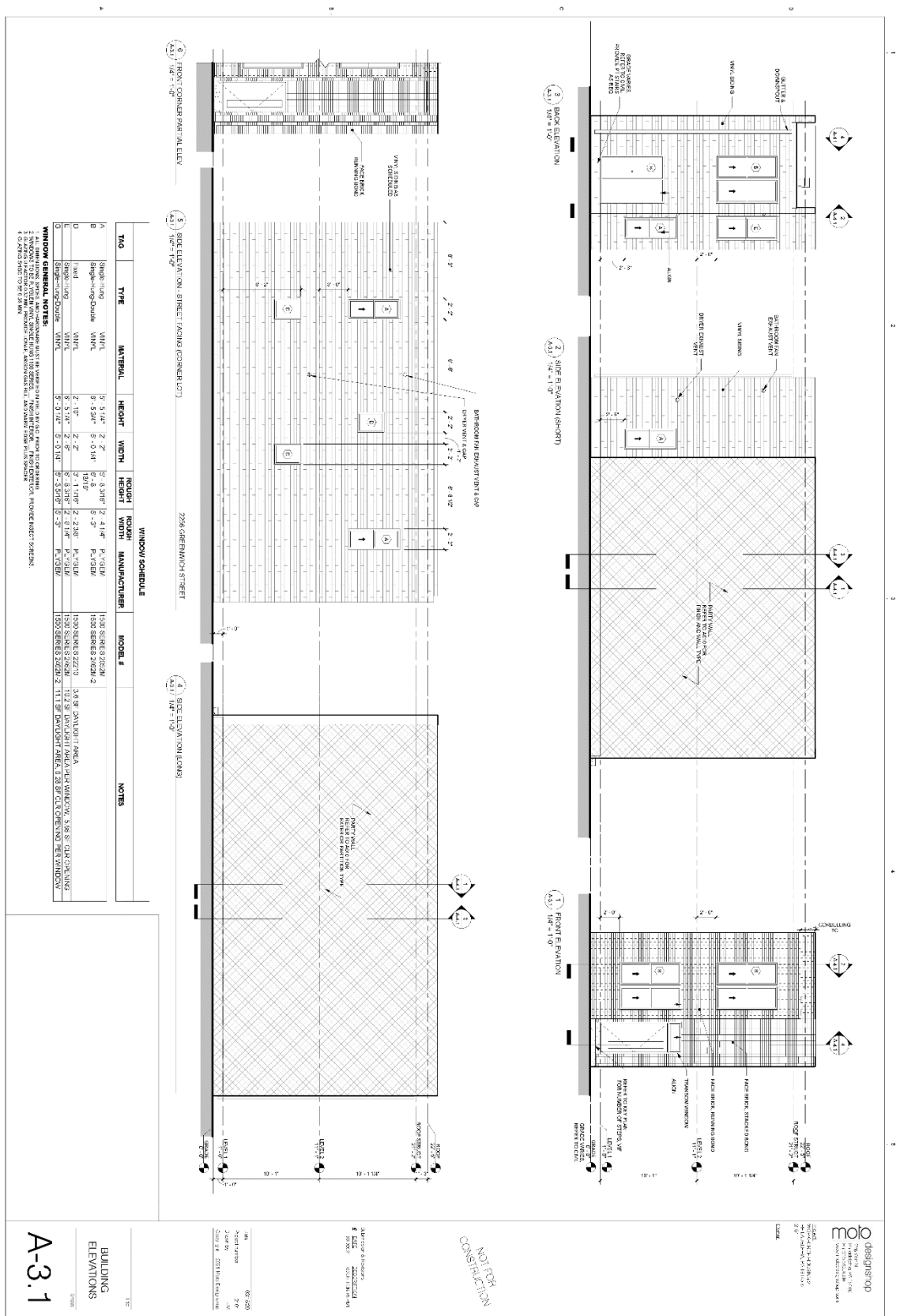


DEVELOPMENT FACT SHEET

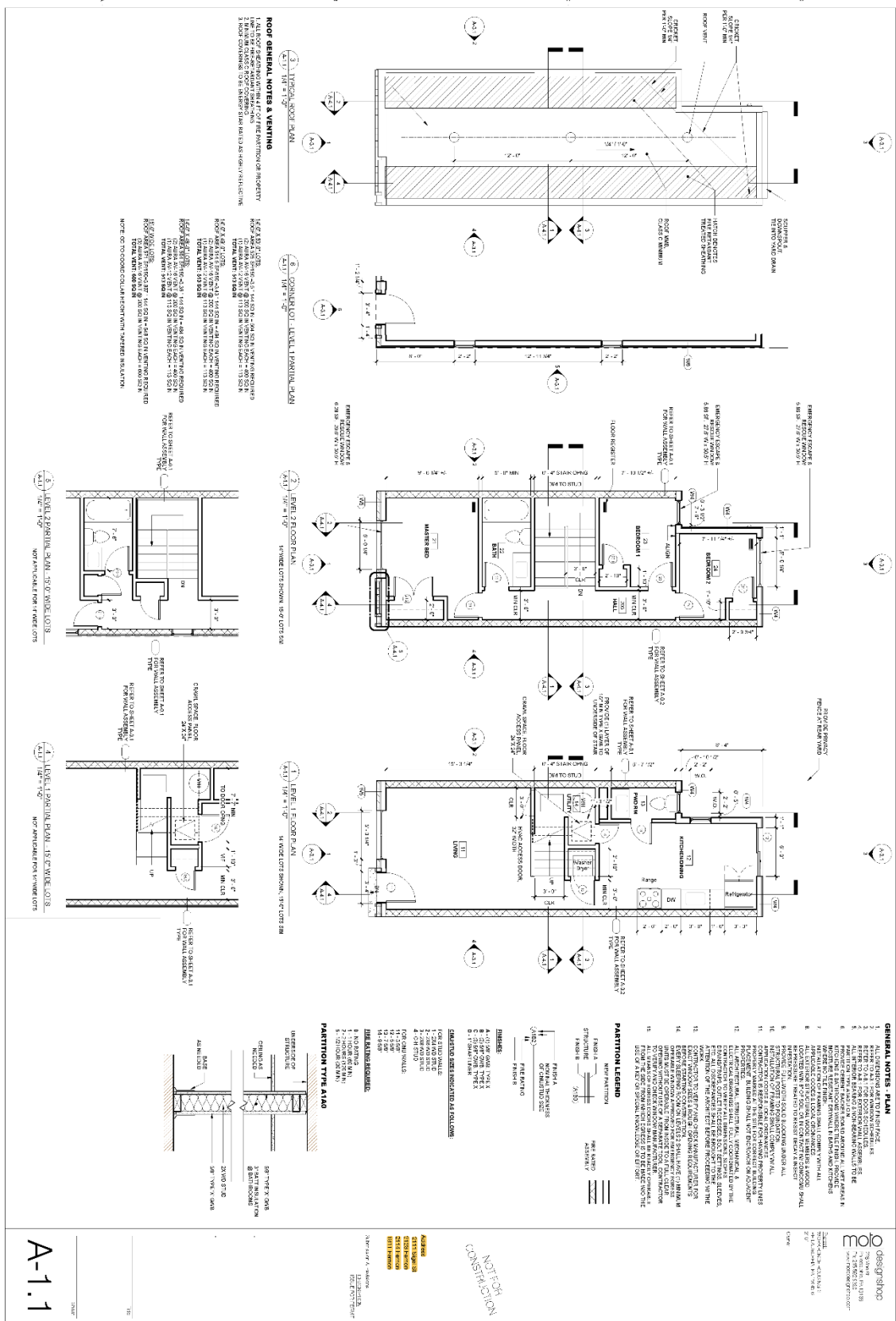
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Last Updated: 9/8/2022



DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Civetta Property Group

Property Address: Point Breeze 22 Homes

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	\$3,301,593.00	75%	Legacy Capital Funding
Subordinate Debt	\$0.00	0%	
Developer Equity	\$1,100,530.00	25%	Civetta Cash
Other - describe to the right	\$0.00	0%	
TOTAL SOURCE OF FUNDS	\$4,402,123.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

Cost	% Total	
Property Acquisition	\$1,100.00	0.02%
Closing Costs	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%

UNIT CONSTRUCTION

Complete table at bottom of page	\$3,909,268.00	88.80%
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OTHER CONSTRUCTION

Landscaping	\$11,000.00	0.25%
Permits	\$11,500.00	0.26%
Clearance and Demolition	\$5,000.00	0.11%
Utility Connections & Tap Fees	\$6,200.00	0.14%

INFRASTRUCTURE

Streets and Sidewalks	\$9,000.00	0.20%
Water and Sewer	\$12,800.00	0.29%
Stormwater & Drainage	\$11,255.00	0.26%
Impact Fees	\$7,800.00	0.18%

OTHER HARD COSTS

Hard Cost Contingency	\$190,000.00	4.32%
Other - describe in space to the right	\$0.00	0.00%

TOTAL HARD COSTS

\$4,174,923.00	94.84%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$5,000.00	0.11%
Architecture & Engineering	\$56,000.00	1.27%
Legal	\$5,000.00	0.11%
Consultant	\$0.00	0.00%
Survey	\$11,000.00	0.25%
Market Study	\$0.00	0.00%
Environmental	\$5,000.00	0.11%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$52,000.00	1.18%
Construction Origination	\$34,000.00	0.77%
Appraisal	\$1,000.00	0.02%
Construction Insurance	\$1,200.00	0.03%
Property Taxes	\$12,000.00	0.27%

OTHER SOFT COSTS

Holding Costs	\$20,000.00	0.45%
Soft Cost Contingency	\$25,000.00	0.57%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%

TOTAL SOFT COSTS

\$227,200.00	5.16%
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TOTAL DEVELOPMENT COST

\$4,402,123.00	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	22 Affordable Housing Developme	1,100	\$161.54	\$177,694.00	22	\$3,909,268.00	24,200	100.00%
2		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$177,694.00	22	\$3,909,268.00	24,200	100.00%

DEVELOPMENT FACT SHEET

Last Updated: 9/8/2022

APPRAISALS

Address	Opinion of Value	Use of Real Estate	Current Ownership
1652 Point Breeze Avenue	\$ 130,000.00	Structure	PLB
1648 Point Breeze Avenue	\$ 165,000.00	Structure	PLB
1642 Point Breeze Avenue	\$ 205,000.00	Structure	PLB
1629 Point Breeze Avenue	\$ 130,000.00	Structure	PLB
1835 S. 22nd Street	\$ 115,000.00	Structure	PLB
1930 Norwood Street	\$ 93,000.00	Structure	PLB
1932 Norwood Street	\$ 93,000.00	Structure	PLB
1824 S. 20th Street	\$ 130,000.00	Structure	PLB
2123 Fernon Street	\$ 82,000.00	Structure	PRA
2114 Fernon Street	\$ 82,000.00	Structure	PUB
1811 Fernon Street	\$ 85,000.00	Structure	PLB