

PHILADELPHIA LAND BANK

SEPTEMBER 12, 2023 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 12, 2023 via Zoom webinar, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as Exhibit A.

CALL TO ORDER

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

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

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to public health concerns. This meeting is being recorded. Questions and comments may be made using the Q&A function or by using the "raise hand" function. 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 or using the "raise hand" function. 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 prior to this meeting or through the Q&A function during the meeting will be included in the minutes. All questions and comments received by 3 pm yesterday were shared with the board.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda.

Item I **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Michael Koonce, Majeedah Rashid and Rick Sauer.

Board member Michael Johns joined the meeting at 10:05 am.

The following Board members were absent: Richard DeMarco, Rebecca Lopez Kriss, and Maria Gonzalez. One Board seat is still vacant as of this date.

The following Land Management staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Robert Spence, Esq., Todd Hestand, Brian Romano, Tracy Pinson-Reviere, Mathen Pullukattu, and Ashley Stukes-Martin.

Public Attendees: The list of public attendees follows 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 11, 2023. There were none.

Several members of the public raised their hands to speak. Ms. Fadullon asked the public to please hold any questions and comments unless they had a question or comment about the minutes of the July 11 Board meeting. Ms. Fadullon recognized Bonita Cummings of Strawberry Mansion Community Concern, who expressed her concerns about some of the resolutions adopted at the July meeting. Ms. Fadullon indicated that she could raise her concerns under Old Business at the end of the meeting. Ms. Fadullon recognized Persia Oliver Smith, who asked how to obtain the minutes from prior Board meetings. Ms. Imredy Saah explained that the draft minutes of the previous meeting are included in the Board package that is posted five days prior to the Board meeting. Once approved, the minutes are posted under the date of the meeting on the Board we page. The link was shared in the Q&A.

Ms. Fadullon called for a motion regarding approval of the minutes.

Mr. Balloon moved to approve the minutes. Ms. Rashid seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the July 11, 2023 Board Meeting minutes.

Item III
Executive Director's Report

Mr. Rodriguez highlighted the ribbon cutting on September 7, 2023 for an affordable homeownership project that was approved by the Board. The ribbon cutting was for a Turn the Key homeowner. Turn the Key is part of a Neighborhood Preservation Initiative, which included a \$400,000,000 dollar bond issuance that City council approved in 2021. The Turn the Key program provides a soft second mortgage, which is combined with an additional \$10,000 Philly First Home loan for first-time homebuyers, thereby increasing affordability. Priority is given to employees of the City of Philadelphia and related public agencies, who are required to live in the City of Philadelphia. Currently, over 200 of the approved Turn The Key-eligible homes are under construction.

Item IV
Administrative Matters

A. Interagency Transfer

Mr. Lawrence asked the Board to authorize the conveyance of 1517 N. 33rd Street in the 5th Council District to the Public Housing Authority (PHA); the property will be transferred to the Land Bank by the Philadelphia Redevelopment Authority. At this time, Board member Michael Johns recused himself from the discussion and vote on this item. Ms. Imredy Saah informed the Board that Mr. Johns wrote a recusal letter because his firm is contracting with a neighborhood nonprofit organization to work on this project (attached to these minutes as **Exhibit B**). PHA will convey this and an adjoining property to a neighborhood organization.

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

Ms. Fadullon called for a motion regarding the proposed transfer of 1517 N. 33rd Street.

Mr. Sauer moved to approve the interagency transfer of 1517 N. 33rd Street from the Land Bank to PHA following conveyance by the Philadelphia Redevelopment Authority to the Land Bank.

Ms. Fadullon recognized Robin Aluko, who asked for information about the intended use of the property and the name of the organization. The properties will be developed into the John Coltrane Cultural Arts Center for the use of the community, and the organization leading the project is the Strawberry Mansion CDC.

Ms. Fadullon called for a second on the motion. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 1517 North 33rd Street to Philadelphia Housing Authority** (attached to these minutes as **Exhibit C**).

Ms. Fadullon and the Board then agreed to rearrange the agenda to consider the side/rear yard dispositions first (V.D), followed by the business expansion item (V.B), then the Request for Proposals project (V.C), and finally the unsolicited development projects (V.A.).

Item V **Property Dispositions**

D. Side/Rear Yards

Mr. Lawrence asked if the Board wished to consider all the side/rear yards together. The Board did not object.

Mr. Lawrence asked the Board to authorize the disposition of the following side or rear yards: 3112 W. Dakota Street in the 5th Council District to Sarah Abby Lockwood, 2550 N. Lee Street in the 7th Council District to Anthony Perez, and 1909 N. Philip Street in the 7th Council District to Eliot Coven. All applicants are in compliance with all requirements and are in good standing with the City of Philadelphia. The projects will not be subject to an Economic Opportunity Plan. All lots will be subject to use restrictions as side or rear yards, and each will be subject to a 30-year mortgage in the amount of the appraised market value.

Ms. Fadullon asked if any comments were received from the public prior to the meeting. None were received.

Ms. Fadullon asked if there were any questions or comments from the Board. There were none.

Ms. Fadullon called for questions or comments from the public.

Ms. Fadullon recognized Bonita Cummings of Strawberry Mansion Community Concern, a neighborhood RCO, who asked where 3112 W. Dakota Street is located in reference to the applicant's home, and whether there is an alley between the lots. Mr. Lawrence responded that 3112 W. Dakota Street is in the rear of the applicant's home, which is located at 3113 W. Dauphin Street. The actual lot is too small to be developed.

Robin Aluko asked if there was an alley between the applicant's current yard and the lot she is trying to acquire as a rear yard, and what the value of the mortgage was. Mr. Lawrence clarified that there is no alley between the lots and that there will be a 30-year mortgage on the property for the appraised value of \$15,000.

Ms. Fadullon called for a motion regarding the disposition of the three side or rear yards. Mr. Koonce move to approve the three side or rear yard dispositions. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 3112 West Dakota Street to Sarah Abby Lockwood** (attached to these minutes as **Exhibit D**), **Resolution Authorizing Conveyance of 2550 North Lee Street to Anthony Perez** (attached to these minutes as **Exhibit E**), and **Resolution Authorizing Conveyance of 1909 North Philip Street to Eliot Coven** (attached to these minutes as **Exhibit F**).

B. Development – Business Expansion (unsolicited)

Mr. Lawrence asked the Board to authorize the disposition of 4817 Old York Road in the 8th Council District to Yolanda's Kids Corner Inc. for the development of an outdoor play area adjacent to the existing daycare facility. The application was unsolicited and evaluated pursuant to the disposition policy. The developer will pay fair market value for this property in the amount of \$17,000. Evidence of project financing has been provided for this project. The applicant is in compliance with all requirements and is in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan given the scope. The property will be subject to an irrevocable power of attorney and right of re-entry reverter.

Ms. Fadullon asked if any public comment was received on this disposition prior to the Board meeting. There were none.

Ms. Fadullon called for questions or comments from the Board; seeing none, she asked called for public questions or comments. There were none.

Ms. Fadullon then called for a motion regarding the disposition of 4817 Old York Road.

Mr. Sauer moved to approve the disposition to Yolanda's Kids Corner. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 4817 Old York Road to Yolanda's Kids Corner Inc.** (attached to these minutes as **Exhibit G**).

C. Affordable Housing (Request for Proposals)

Mr. Lawrence asked the Board to authorize the disposition of 2609-27 Sears Street (including the former 1308-14 S. 26th Street) in the 2nd Council District to Civetta Property Group LLC for the development of twelve (12) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

Each single-family home will be two stories containing 3 bedrooms and 1-1/2 baths, with an area of approximately 1,200 square feet. The homes will be sold at a maximum price of \$250,000. All units will be eligible for the Turn the Key Program.

The developer will purchase the property for \$1,200. Evidence of project financing was provided. The applicant is in compliance with all requirements and is in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income certified.

Ms. Fadullon asked if any public comments were received prior to the Board meeting for this disposition. There were none.

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

Ms. Fadullon called for questions or comments from the public.

Robin Aluko expressed her opinion that if these homes are intended to be included in the Turn The Key program, they are not affordable for most City employees, even with the Turn The Key subsidy. If the City wants to grow the population, they need to make housing more affordable.

Persia Oliver-Smith asked who determines that \$250,000 is affordable, and what percentage of applicants for these homes qualify for the subsidies. Mr. Rodriguez indicated that there are 2,000 applicants, of whom 60% are City employees. The eleven partner banks have a variety of programs to provide additional subsidies and to approve people who don't have good credit.

Bonita Cummings emphasized the importance of providing adequate counseling and information to homebuyers to inform them of all the available options. She also pointed out that much of the housing being built is slab on grade housing, which does not provide families with the storage space a basement provides and can also be very cold.

Justin Veasey of BVG Property Group, one of the first developers to build homes for the Turn The Key program with 15 homes, testified to the success of the program due to the close collaboration and teamwork of everyone involved.

Omaira Santiago asked if only City employees could participate in Turn The Key. Mr. Rodriguez stated that anyone can apply, but City employees are given priority. Most of the applicants are at 70% of Area Median Income. She also asked if the City has any plans to develop housing that is more deeply affordable than what is being presented in order to slow gentrification and make it affordable to people who live in her community.

Mr. Rodriguez and Ms. Fadullon each provided information about how various City departments are trying to address different aspects of the housing shortage, such as low-income rental housing, which requires vast amounts of federal and state subsidies as well as City gap financing, rental assistance, which despite large sums having been received during COVID is never enough to meet the need, and then workforce housing such as that being built for participation in the Turn The Key program, which does not provide any financial subsidy to the developers of the housing. The public can read more about the Division of Housing and Community Development's Consolidated Plan and the annual reports on how

federal funds are being spent at <https://www.phila.gov/documents/five-year-consolidated-plan-annual-action-plans-and-reports/>.

Ms. Fadullon called for a motion regarding the disposition of 2609-27 Sears Street (including 1308-14 S. 26th Street).

Mr. Balloon moved to approve the disposition of the property to Civetta Property Group LLC. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 2609-27 Sears Street (including 1308-14 South 26th Street) to Civetta Property Group LLC** (attached to these minutes as **Exhibit H**).

A. Development – Affordable Housing (unsolicited)

1. Point Breeze – Civetta Property Group LLC

Mr. Lawrence asked the Board to authorize the disposition of eleven (11) properties in the Point Breeze neighborhood of the 2nd Council District to Civetta Property Group LLC for the development of twenty-two (22) affordable homeownership units that will be sold to households with incomes at or below 80% AMI. The properties are the following: 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. The application was unsolicited and evaluated pursuant to the disposition policy.

All units will have an area of approximately 1,100 square feet. Three (3) units will be two-story single-family units with 3 bedrooms and 1-1/2 baths. Ten (10) units will be condominiums in duplexes, with the lower bi-level units containing 2 bedrooms and 2 baths and the upper bi-level units containing 3 bedrooms and 2 baths. Nine (9) units will be condominiums in triplexes, with the lower bi-level units containing 3 bedrooms, 2 baths and a family room and the middle and upper single-level units containing 2 bedrooms and 1 bath. The units will be sold at a maximum price of \$250,000. All units will be eligible for the Turn the Key Program.

The developer will purchase the properties for \$1,100. Evidence of project financing was provided. The applicant is in compliance with all requirements and is in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income certified.

In response to a written question, Ms. Fadullon explained that the term “unsolicited” means that the application was not submitted in response to a Request for Proposals issued by the Land Bank. When a housing development application is unsolicited, at least 51% of the proposed housing units must be affordable units.

Ms. Fadullon asked if any public comments were received prior to the meeting. There were none.

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

Ms. Fadullon called for questions or comments from the public.

Claudia Smith Sherrod, a resident of the area and President of Point Breeze Community Development Coalition, a neighborhood RCO, stated that she is in full support of the project but also emphasized the point made by earlier speakers that neighborhood residents need to receive information about the programs like Turn The Key that make it possible for lower income local residents to become homeowners.

Justin Veasey and Dawud Bey, developers who are building homes for the Turn The Key program, expressed their support for the disposition to Civetta Property Group.

Ms. Fadullon called for a motion regarding the disposition of the eleven properties for this project in the Point Breeze neighborhood.

Mr. Balloon moved to approve the disposition to Civetta Property Group LLC. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 1811, 2114 and 2123 Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 South 20th Street; and 1835 South 22nd Street to Civetta Property Group LLC** (attached to these minutes as **Exhibit I**).

2. Point Breeze – Fine Print Construction, LLC

Mr. Lawrence asked the Board to authorize the disposition of twenty-six (26) properties in the Point Breeze neighborhood of the 2nd Council District to Fine Print Construction, LLC to develop twenty-six (26) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy. The properties are the following: 1324 S. Bancroft Street; 1213 S. Bonsall Street; 1202 and 1223 S. Bucknell Street; 2117 and 2221 Earp Street; 2007 Ellsworth Street; 2537 Oakford Street; 1818 and 2229 Latona Street; 1730, 2014, 2114, 2236, 2426 and 2532 Manton Street; 1545 S. Ringgold Street; 1506 and 1511 S. Stillman Street; 1519, 1527 and 1529 S. Taney Street; 1702 S. 20th Street; 1419 S. 22nd Street; and 1230 and 1303 S. 23rd Street. The application was unsolicited and evaluated pursuant to the disposition policy.

Each single-family home will be two stories containing 3 bedrooms and 2 baths, with an area of approximately 1,000 square feet. The homes will be sold at a maximum price of \$250,000. All units will be eligible for the Turn the Key Program.

The developer will purchase the properties for \$26,000. Evidence of project financing was provided. The applicant is in compliance with all requirements and is in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income certified.

Ms. Fadullon asked if any public comments were received prior to this meeting. Ms. Imredy Saah proceeded to summarize emails from Adrianna Yanez, Bob Baylor, Brian McKernan, Chance Brown, John Overpeck, Ian DeOrio, Joe Fratick and Nicole Roe; emails received from David Dams and Joe Ortolazza were inadvertently omitted from Ms. Imredy Saah's summary but were shared with the Board in advance of the Board meeting. The letters raised concerns about losing green spaces, wanting to acquire a property or to expand their home, disruption of due to construction, pressure on already scarce parking, quality of the construction, and the possibility of the homes being flipped or

turned into rental housing. Ms. Imredy Saah also mentioned a letter from East Point Breeze Neighbors, one of the RCOs in the community, expressing the RCO's support for the project but also acknowledging the stewardship of neighbors who maintained the properties while they were vacant. NOTE: Michael Turco, one of the attendees at the meeting, sent emails during the meeting expressing concerns about the project. All emails received prior to or during the meeting are attached to these minutes as **Exhibit J**.

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

Ms. Fadullon called for questions or comments from the public.

Norda Lewis and John Overpeck asked to purchase 1511 S. Stillman Street so they could expand their home; they run STEM preschools and would like to remain in the city as their family grows. They stated that they have been trying to acquire the lot. Mr. Rodriguez explained that in the 2nd Council District, all publicly owned surplus land that can be built on is set aside for affordable housing development, and that no applications for any other use could be considered by the Land Bank.

Michael Turco asked to acquire 2426 Manton Street as a side yard; he lives next to the lot and has been cleaning and maintaining it and tried to acquire it four years ago.

Judith Robinson commended attendees for their participation. She stated that housing prices should be based on income, and that parking and traffic studies should be conducted as part of the evaluation of a housing project.

Persia Oliver-Smith asked how the Land Bank acquires the properties in its inventory, and also whether those properties are only made available to developers or also to individuals who have maintained the properties. Mr. Rodriguez explained that the Land Bank acquires most of its properties from other agencies (the Department of Public Property, the Philadelphia Redevelopment Authority) with support from the Council District office. Side/rear yards are an allowable use under the ordinance and the disposition policy. Land Management staff work closely with Council staff to identify priorities for land use in each Council District's various neighborhoods. In much of the 2nd Council District, the lack of affordable housing is a pressing issue. The priority in this area has been to increase the availability of affordable housing, which is why applications for side/rear yards or other uses have not been considered. The Land Bank is working hard to bring in developers and banks that are willing to make it possible to build and sell homes that are affordable to purchasers at or below 80% AMI and to make them affordable to even lower income households with Turn The Key and other subsidies.

Sarah Haley stated that they live next door to 1303 S. 23rd Street and were hoping to acquire it for use as open space by the community and to save a mural of Dr. Walter Lomax that faces the lot. She asked why the developer pays a much lower price than the appraised value, and what the price would be for a purchaser of a lot as a garden or side yard. Lastly, she expressed concerns about the developer's expertise and experience. Mr. Rodriguez indicated that a garden can be conveyed only to a nonprofit organization, whereas side yards can be acquired by individuals. The price is \$1 plus a 30-year mortgage for the appraised market value, which must be paid only if the property is sold within the 30-year period. The property would also be permanently restricted for use as a side yard. The Land Bank accepts a lower price from developers in exchange for the construction of homes that will be sold at a price far lower than the market price for a comparable home in the neighborhood. He also explained that recent changes implemented by the Department of Licenses and Inspections have set much more stringent requirements developers must follow before any earth disturbance and construction can occur,

and much stricter oversight of the construction process once construction permits have been issued has been implemented as well.

Claudia Smith Sherrod expressed her support for the development. She also stated her conviction that no property should be conveyed for people to walk or relieve their dogs, and that vacant land should be used for housing, not open space. She hopes that Mural Arts Philadelphia will be able to find a permanent place for the mural to honor Dr. Lomax.

John Overpeck, who with Norda Lewis had spoken earlier, expanded upon his earlier comments about wishing to acquire 1511 S. Stillman Street to build their dream home so that they would not have to leave the City. Their STEM preschools are located outside of the City, but they hope to open one in the City.

Ian DeOrio stated that the City ordinance governing the Land Bank did not indicate a preference for affordable housing over side yards or gardens. Why can't land be disposed of for certain uses other than because the District Councilperson does not want to? Ms. Fadullon explained that although the ordinance does not express preference for one use over another, the ordinance does mandate that any land disposition must be approved by City Council. The public needs to understand that if a District Councilperson does not support the use of the disposition, it is highly unlikely that City Council will approve it.

Michael Tomasetti of Civetta Property Group LLC expressed his support for Dawud Bey, the owner of Fine Print Constructions, and this affordable housing project. Mr. Bey is from the community he is working in and is a minority developer stepping up to help his community.

Bonita Cummings asked if all of the properties would be eligible for the Turn The Key program, and whether they will have basements or be built slab on grade, which could lead to higher utility costs. Mr. Lawrence confirmed that these would all be slab on grade construction.

David Langlieb, Executive Director of the Philadelphia Accelerator Fund, which will provide part of the financing for this project, stated that the Fund made its first loan to Mr. Bey for a major rehab project, that Fine Print Construction is a reliable developer of quality construction, and that his Fund's financial assistance leverages construction financing from major lenders that would otherwise not be available for developers such as Fine Print Construction.

Ms. Fadullon stated that she would not be taking further comments from anyone who had already spoken, as there was another disposition to consider.

Justin Veasey of BVG Property Group explained that Fine Print Construction has done a lot of the subcontract work for BVG's project and started 10 of the 15 homes in his project from the ground up; Mr. Bey is very reliable and does quality work.

Dawud Bey of Fine Print Construction stated that he has already been in communication with Mural Arts Philadelphia to find a permanent location for a mural of Dr. Lomax. He also stated that any infill housing construction requires outreach to neighbors, and he will give adjacent homeowners the opportunity to be added to his insurance as additional insured. His team has a lot of experience working on both BVG and Civetta homes.

Mo Rushdy, Chair of the Philadelphia Accelerator Fund Board, managing partner of the RiverWard Group, and a developer of affordable housing, expressed his support for Dawud Bey and Fine Print Construction, which has been doing a lot of good work on affordable housing projects and has impressed lenders with its track record of work in the Point Breeze neighborhood. He wanted to express his appreciation on behalf of the BIA (Building Industry Alliance) and the Accelerator Fund for Fine Print Construction's service to the community.

Ms. Fadullon thanked everyone for their comments and then called for a motion regarding the disposition of the twenty-six properties for this project in the Point Breeze neighborhood.

Mr. Koonce moved to approve the disposition to Fine Print Construction, LLC. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 1324 South Bancroft Street; 1213 South Bonsall Street; 1202, 1223 South Bucknell Street; 2117, 2221 Earp Street; 2007 Ellsworth Street; 2537 Oakford Street; 1818, 2229 Latona Street; 1730, 2014, 2114, 2236, 2426, 2532 Manton Street; 1545 South Ringgold Street; 1506, 1511 South Stillman Street; 1519, 1527, 1529 South Taney Street; 1702 20th Street; 1419 South 22nd Street; 1230, 1303 South 23rd Street to Fine Print Construction, LLC** (attached to these minutes as **Exhibit K**).

3. North Philadelphia – BMK Properties, LLC

Mr. Lawrence asked the Board to authorize the disposition of seventy-five (75) properties in Eastern North Philadelphia in the 7th Council District to BMK Properties, LLC (a subsidiary of The RiverWards Group) to develop seventy-five (75) mixed-income single-family homeownership units. The application was unsolicited and evaluated pursuant to the disposition policy. The properties are the following: 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348 and 2408 N. Bodine Street; 311 Diamond Street; 2219, 2231, 2233, 2335, 2250, 2301, 2303, 2437 and 2439 N. Lawrence Street; 2453 and 2454 N. Leithgow Street; 2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2424 and 2426 N. Orianna Street; 1919 N. Philip Street; 1702, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425 and 2433 N. 3rd Street; 1820, 1943, 2236 and 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217 and 2225 N. 5th Street.

Eight (8) units will be sold to households with incomes at or below 60% AMI at a maximum price of \$199,990; thirteen (13) units will be sold to households with incomes at or below 80% AMI at a maximum price of \$249,990; seventeen (17) units will be sold to households with incomes at or below 100% AMI at a maximum price of \$279,990, for a total of thirty-eight (38) affordable units. All affordable units will be eligible for the Turn the Key Program. The remaining thirty-eight (37) units will be sold at market rate. Each affordable unit will be two stories and basement containing 3 bedrooms and 2 baths, with an area of approximately 1,000 square feet. The market rate units will be three stories with roof decks containing 3 bedrooms and 2 baths, with an area of approximately 1,500 square feet.

The developer will purchase the properties for \$75,000. Evidence of project financing was provided. The applicant is in compliance with all requirements and is in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income certified.

Ms. Fadullon asked if any public comments were received prior to this meeting. Ms. Imredy Saah proceeded to summarize emails from Andrea Aponte, David Oliver, Hector Perez, Joeziel Vazquez-Davila, Ruben Benamara and Vanessa Collucci. The letters raised concerns about losing green spaces, wanting to acquire a property as a side yard or for development, disruption to quality of life due to construction, pressure on already scarce parking, concern about overcrowding, and the impact of construction on stray animals. Ms. Imredy Saah then summarized letters submitted by APM (Asociacion Puertorriqueños en Marcha), CEIBA, Esperanza, Norris Square Community Alliance (including petitions signed by members of the community), NSCA RCO (addressed to the 7th District Councilwoman), and Norris Square Community Action Network (addressed to the 7th District Councilwoman), all expressing strong opposition to the proposed disposition. The themes in the letters include the following: lack of outreach to local Registered Community Organizations (RCOs); differentiation of affordable units from the market rate units in their design, with the affordable units differing from the dominant building typology; lack of adequate space for families; prices not being affordable to purchasers without a downpayment subsidy; displacement of neighborhood residents who are not eligible for a Turn The Key subsidy by non-residents who are eligible; saturation of the community with market rate condos and single family homes, leading to displacement or homelessness of community residents who cannot afford these homes; the request for the Land Bank to set aside all remaining publicly owned land in Eastern North Philadelphia for affordable housing development at or below 80% AMI and to not allow any market rate development on publicly owned land; the absence of a robust public engagement process that complied with the Land Bank's requirements; the disproportionate impact of the shortage of affordable housing on Latinos, the majority of whom live in Eastern North Philadelphia; the impact of displacement on a community already profoundly impacted by poverty, the drug epidemic, crime, lack of city resources, surging real estate taxes, and property damage from adjacent construction; and a request that the Land Bank change its policy to require the construction of homes affordable to residents of the neighborhood at 40% to 80% AMI (as calculated by the Department of Housing and Urban Development) on all publicly owned vacant land.

All emails received prior to the meeting were shared with the Board and are attached to these minutes as **Exhibit L**.

Ms. Fadullon called for questions or comments from the Board. Mr. Koonce asked what the market prices were for comparable homes in the area. Mr. Lawrence indicated that they ranged from \$350,000 to \$450,000 depending on location and finishes, and that he used the average price of \$400,000 for the evaluation of the project.

Mr. Goodman noted that depending on location, there were up to three Registered Community Organizations (RCSs) for each address. He asked about the instructions given by staff to applicants regarding requirements for outreach to the community before a disposition could be brought to the Board; are they similar to zoning variance notifications. Mr. Lawrence explained that Land Bank staff provides the developers with a package that contains a cover letter, a template for notification of the RCOs, and a summary sheet that they must complete and return to the Land Bank after the community meeting. Staff also provide a list of the RCOs in the community without specifying any RCO as the organizing RCO for the outreach, as that has not been helpful in the past. Some RCOs are more inclined, some less inclined, to work with developers to conduct such outreach. All RCOs must be contacted, but not all RCOs may choose to participate.

Mr. Goodman left the meeting at 12:01 pm.

Mr. Johns asked for the Councilwoman's position on the proposed development. Mr. Rodriguez stated that the Councilwoman had not provided feedback on this project.

Ms. Fadullon called for questions or comments from the public and stated that every person would be allowed to speak once.

Talia Giles, Executive Director of the Philadelphia Liberation Center, indicated that she had over 20 members of Norris Square Community Action Network and volunteers for the Philadelphia Liberation Center present and asked for four members to be able to speak. Kayla Trimble stated that community members oppose the project, and that the most responsible path for Board members would be to reserve all publicly owned vacant land in the neighborhood for multi-family rental housing and homeownership that is truly affordable for the residents of the neighborhood. They asked for a moratorium on all transfers of publicly owned land in the area, including land designated for side/rear yard purchases.

Talia Giles stated she opposes the project. Many families in their area live doubled-up with family members due to very little disposable income, and any new housing built in the area should include multi-family rental units affordable to people below 60% AMI to prevent increasing homelessness caused by increasing market rate development that is putting pressure on the supply of affordable rental housing in the neighborhood. Homeownership units affordable to households at 60-80% AMI have also declined in recent years, and the Land Bank should not be contributing to these pressures by providing land for market rate housing development.

Nilda Pimentel, Chair of the Norris Square Community Action Network (NSCAN RCO), which is comprised of homeowners, renters and small business owners, expressed NSCAN's opposition to this project. They recognize that City employees need affordable housing and that communities need diversity to thrive. They oppose the number of market value units in this project in areas already saturated with market rate units, no guarantee that local residents will be eligible for Turn The Key program, and that City land is being used to build market rate units, as that is the sole resource to expand the supply of truly affordable housing. The number of 100% AMI and market rate units in this project that are located in the NSCAN area makes it more difficult to maintain the cultural uniqueness of the neighborhood. The median income for families with children in the neighborhood has increased rapidly, while the number of households with children has shrunk and the proportion of Black and Latino residents in the population has declined. Tenant harassment, house-flipping, closure of small neighborhood businesses have all increased. The pressure of real estate developers should not dictate how public land is utilized.

Judith Robinson commended the Latino community for organizing such a united front. She reiterated her opinion about the Turn The Key homes not being truly affordable because they require so much subsidy, and requested that traffic and parking studies be completed for all development, especially west of Broad Street.

Rafael Alvarez Febo, a resident of the neighborhood and Vice-President of Advocacy and Community Development for Esperanza, a local community development organization, explained that when the Land Bank was created, it was based on advocacy by many organizations concerned about the lack of supply of affordable housing. The Land Bank should not be supporting any market rate housing in the community, as the community is already highly burdened in terms of housing cost. The market is already providing market rate housing by private developers that no one in the community can afford,

and the Land Bank should not contribute public land to the development of further market rate housing.

David Oliver asked whether the developer has identified the specific parcels on which market rate units will be built, and could community members have an opportunity to purchase any of the parcels upon which market rate units will be built. Mr. Rodriguez responded that community members would be able to acquire the market rate homes.

Michelle Carrera, Executive Director of Norris Square Community Alliance (NSCA), stated that Board approval of market rate housing development is resulting in intentional displacement of residents already living in the community, and that the use of \$400,000 as the comparison price for market rate units is too low when the actual market rate prices are \$500,000 - \$600,000. Seventy-five units are being given away for \$1,000 per lot for only eight lots that are affordable to households at or below 60% AMI. All publicly owned land below Lehigh Avenue should be set aside for housing at or below 60% AMI for all units built. Market rate housing is eradicating naturally occurring affordability in the neighborhood. The community engagement process consisted of two meetings: one with NSCAN and one with NSCA (a Zoom meeting with fewer than 10 participants), without enough time to organize and engage the community. The community strongly opposes the project.

Mr. Johns left the meeting at 12:20 pm, leading to the loss of a quorum and the inability of the Board to conduct further business. Ms. Fadullon indicated that the Board would not be able to render a decision about this disposition at this meeting and apologized to members of the community who took time away from their busy schedules to testify. This item will come back to the Board in October, and the public will have further opportunities to testify.

However, if anyone wanted to raise old business or other business not related to this disposition, they could do so now.

Mr. Balloon left the meeting at 12:23 pm.

Item VI

Public Comment (Old & New Business)

Bonita Cummings read off the administrative resolutions adopted by the Board at the July 11 Board meeting. She expressed her opinion that transferring power to a single person such as the Executive Director is dangerous, disenfranchises the community, lacks transparency, and can be abused, misappropriated, and contribute to fraud, and will cause major problems now and in the future. She asks for these resolutions to be rescinded so that all decisions are brought before the public. She also asked that if the Executive Director has already exercised these powers, that the public be notified. She brought up a disposition considered earlier this year that the Strawberry Mansion opposed. She is concerned that the resolutions that were approved at the July meeting will lead to misappropriation and disenfranchisement of the community.

Mr. Koonce left the meeting at 12:30 pm.

Will Gonzalez, Executive Director of CEIBA, asked the Board to consider its legacy; it should leave public land for community-based organizations to develop, even though it takes them longer to accomplish that goal. He also asked Mr. Rodriguez to consider his legacy.

Judith Robinson expressed her agreement with Ms. Cummings' statement. She believes that the resolutions transferred a lot of decision-making power to the Executive Director that should belong to the community. She also believes that the disposition of land in Strawberry Mansion neighborhood to PHA should be reversed. And she reiterated her request that the Land Bank ask for traffic and parking studies for the projects it approves.

Pat DiCarlo was recognized but could not be connected.

Mr. Sauer left the meeting at 12:35 pm.

Zane Knight asked if the Land Bank receives the purchase money from dispositions. Mr. Rodriguez confirmed that the Land Bank does receive those funds. Mr. Knight indicated that he intends to attend the next meeting to comment on the disposition to BMK Properties; could he make comments as well as ask questions? Mr. Rodriguez indicated that Mr. Knight could submit comments and questions via email, which would be shared with the Board in advance and included in the minutes. He could also speak at the meeting to expand upon his comments or questions. The next meeting will be held on October 10th. Mr. Knight expressed his appreciation for the Board's time.

Item VII

Adjournment

Ms. Fadullon thanked everyone for their comments and stated that since the Board did not have a quorum, no one could make a motion to adjourn, and she was therefore ending the meeting at this time. The meeting ended at 12:30 pm.

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, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
RAJ PATEL
Abdul-Rahim Muhammad
Altrena Nixon
Joyce Brooks
Tabetha Fulton
David Fecteau
Eugene Tull
Kevin Uzelac
Tonya Davis Carpenter
Patricia De Carlo
Justin Veasey
Mike Tomasetti
Marcos Lomeli
Jacquie Sims
Dawud Bey
Brennan Tomasetti
Bonita Cummings, Strawberry Mansion Community Concern
Wadia Gardiner
Deborah Read
MO RUSHDY
Lou Giorla
Robin Aluko
Lorenzo Henderson
Michelle Carrera
Jesse Hunting
Noemi Rivera
Wayne T
Eliot Coven
Judith Robinson
Lee Elsey
Larry Griffin
Antoinette Johnson
Sarah Haley
Persia Oliver-Smith
Mark Harris
David Dams
Will Gonzalez
Sarah Lockwood
David Oliver

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING

Tuesday, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Clara Varadi-True
Greg Danks
Brittney Baker Shurr
Logan McCurry
Julian Rios
Nilda Ruiz
Jon Geeting
Daniel McShane
Rafael Alvarez Febo
John Overpeck
Norda Lewis
Adrianna Buckingham
geoff buckingham
Nicole Roe
Ian DeOrio
Courtney Houtsma
Mark Lawson
Steve Bertil
Alayna Hutchinson
Ryan Boyer
Omaira Santiago
Talia Giles
Zane Knight
Zachary Frankel
Sloane Folks
Jeremy Blatstein
Yolanda Ellis
Ibraheim Campell
Manny Delgadop
Emma Kahn
Candis Pressley
Cynthia Snyder
Ismail Shahid
Michaelle Bond
Karla Martin
Walter Toliver
David Langlieb
Michael Turco
Salem Snow
Daniel Pearson

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar

Question	Asker Name	Answer
Here is the website: https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/	jamila davis	
CLAPPING Congratulations!	Jacquie Sims	
Yes, thank you!	Sarah Haley	
How many of those people have been declined?	Robin Aluko	None
How are real estate agents selected to facilitate these sales? There is a fantastic group, Philadelphia Metropolitan Board of Realtist®, that helps educate home buyers in the city. Who lists these properties for sale?	Robin Aluko	Real estate agents are no utilized for the most part. Any homebuyer can utiliz one but it is an added expense to the homebuyer at closing.
Who lists the properties for sale? How can I find a Turn the Key property?	Robin Aluko	They are listed here https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/
Turn the Key website: https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/	jamila davis	
Has 2426 Manton been discussed yet?	Michael Turco	live answered
Has 2426 Manton been discussed yet?	Michael Turco	Not yet
Thank you for responding to my questions.	Robin Aluko	
Links to the City of Philadelphia's Division of Housing and Community Development Consolidated Plan to HUD: https://www.phila.gov/documents/five-year-consolidated-plan-annual-action-plans-and-reports/	jamila davis	
can someone clarify "unsolicited"?	Sarah Haley	Unsolicited means that the developer submitted the application to us with out the Land Bank asking for proposals which would be called an RFP
in terms of how it is being used in this instance	Sarah Haley	
OKay thank you!	Sarah Haley	
I joined the meeting to dicuss agenda item V.A.3, but I can't stay on. I just wanted to confirm that 2412 N. Orianna St is no longer on the list for disposition. My wife emailed Ms. Saah and Mr. Lawrence last week because that lot had already been approved for us to develop as a sideyard	Daniel McShane	Hi Daniel -- Item V.A.3. does not include 2412 N. Orianna Street. The item will not be presented with that property today. Hope this confirmation helps.

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar

Question	Asker Name	Answer
What is the economic opportunity plan?	Robin Aluko	That is a requirement for all developers to diversify the workforce and companies that they contract with. The city requires that they agree to goals to work with Minority and Women owned businesses as well as the workforce.
We also sent an email in	Sarah Haley	I'm sorry, but I have not received your email as of this morning. Please re-send it to andrea.saah@phdc.phila.gov.
i sent an email about 1303 s 23rd street to not cover a mural supporting a local hero	David Dams	I did not receive your email as of this morning. Please re-send it.
i sent an email about 1303 s 23rd street to not cover a mural supporting a local hero	David Dams	My email is at andrea.saah@phdc.phila.gov.
i forwarded this email again	David Dams	Received now.
my email is dams5@gmail.com. thank you.	David Dams	Thank you.
thank you, i received your confirmation of receipt.	David Dams	
unsolicited though	Sarah Haley	
Thank you for answering my question.	Robin Aluko	
so if i was willing to kep the property up,i'd have to pay what? 170?	Sarah Haley	
but this is a 15 year only through the turn key?	Sarah Haley	The point of TTK is to create long term wealth. 15 years is the term of the mortgage and the affordability requirement.
And the mural?	Sarah Haley	
Does each council district have its own land use strategy? How are these land use strategies communicatef to the public?	Brittney Baker Shurr	
Ok thanks	Sarah Haley	
It was a pleasure to become more familiar with the offerings and purpose of the Land Bank. Due to a prior engagement I must leave this meeting. Again, thank you.	Persia Oliver-Smith	
#councilmanicprerogative	Robin Aluko	
TRUST BUT VERIFY! What is Affordable housing housing ? Black women are 70% of Philly Yearly Evictions... Government is pushing the Market Value Up! * No Parking Study * Traffic Study * Now No Basement!	Judith Robinson	

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar

Question	Asker Name	Answer
So they approve the motion. What do the people that oppose the motion do now? What is the next step?	John Overpeck	The disposition resolution now will be sent to City Council for approval. The public is able to comment during the public comment segment of that meeting.
For all of the people who wished to purchase/maintain the adjacent property, and for the people who have tried to purchase property for several years (with no response from LAND BANK) please reach out to doverpeck85@gmail.com.	John Overpeck	
Thank you. My laptop is about to die.	Robin Aluko	
What is the date for public comment for this matter?	John Overpeck	A resolution has not been sent to Council at this time it usually takes 2 weeks for it to be included in the Council agenda. You can track resolutions by address at this weblink: https://phila.legistar.com/Legislation.aspx
Why is the land bank making it easy to gentrify neighborhoods like Norris square where residents a decades and local non-profits have been developing affordable housing FOR LOW INCOME and working class families - and now we are gifting lots to these developers that are using affordable while using the AMI of 6 % or 80% AMI of the city and suburbs of Philadelphia.	Patricia De Carlo	
Good morning I just purchased my "forever home" located at 2228 N 3rd Street this past July. One of the selling points presented to me, amongst others, was the fact that a side yard (2230 N 3rd Street) was available to us. I have submitted documentation to acquire 2230 N 3rd Street. I implore you to give my family the opportunity to acquire this property. I am asking if I can purchase this property market value. I will adhere to the stipulations set forth by the city in relation to the parcel.	David Oliver	
Thank you Angel	John Overpeck	
May I please have Andrea Saah's email? I am sorry, I missed it at the beginning of the meeting. Thank you-	Cynthia Snyder	andrea.saah@phdc.phila.gov
Thank you-	Cynthia Snyder	
I have not spoken	Michelle Carrera	

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 12, 2023, at 10:00 AM, held remotely using Zoom Webinar

Question	Asker Name	Answer
The previous testimony was Nilda Pimentel not me	Michelle Carrera	I clarified that for Ms. Fadullon.
I request my space to testify.	Michelle Carrera	Sorry about that. I will recognize you next. I was given incorrect information.
Thank you for that comment about parking Ms Robinson. Its so out of hand folks are fighting over spaces buying additional cars to save their spots, trash collectors dont pick up debree if blocked by cars etc	Wadia Gardiner	
Thank you	Michelle Carrera	
Hi, my second question was Will community members have the opportunity to purchase the PARCEL that will be developed and sold at full market value before it is developed.	David Oliver	The Board has to consider the qualified application presented before them and IF it is denied then the parcels will be made available and another qualified applicant may apply.
When will we be updated about the quorum vote?	Talia Giles	THis will be considered at the next board meeting October 10, 2023
I have an item that is brand new buisness	Edmund Nyarko	Please raise your hand
Just to clarify---you can't vote on the project because not all board members are present?	Talia Giles	By law, we must have at least 6 members present to conduct a vote (must have a quorum).
Sorry this is Will Gonzalez of Ceiba I am using mylegal interns link	Edmund Nyarko	
is meeting cancelled for today or only taking a temporary break?????	Patricia De Carlo	We do not have quorum, so the item has been tabled until October 10, 2023
Thank you	Talia Giles	
thank you	Patricia De Carlo	
We are ot the North Square Community - we are Norris Square Community.	Patricia De Carlo	

Exhibit A

Board of Directors Meeting
9/12/2023

1 (1)

CITY OF PHILADELPHIA

PHILADELPHIA LAND BANK

- - - - -

BOARD OF DIRECTORS MEETING

DATE: Tuesday, September 12, 2023

LOCATION: Zoom Teleconference

REPORTED BY: John Kelly, Court Reporter

BOARD MEMBERS: ANNE FADULLON, Chair
ANDREW GOODMAN, Vice Chair
MICHAEL JOHNS, Board Member
ALEXANDER BALLOON, Board Member
MAJEEDAH RASHID, Board Member
MICHAEL KOONCE, Board Member
RICK SAUER, Board Member

ALSO PRESENT: ANDREA IMREDY SAAH, Esquire, Board Counsel
ANGEL RODRIGUEZ, Executive Director
JESSIE LAWRENCE, Director, Real Estate, PHDC

Pages 1 through 111

LEXITAS

Exhibit A continued

Board of Directors Meeting

2 (2 - 5)

9/12/2023

AGENDA	Page 2	Page 4
	PAGE	1 And that's it.
I. Roll Call	4	2 CHAIR FADULLON: Thank you, Andrea. Next we will have
II. Approval of Minutes of the Meeting of May 9, 2023	5	3 roll call.
III. Executive Director's Report	9	4 MS. SAAH: Yes. Majeedah Rashid?
IV. Administrative Resolutions		5 MS. RASHID: Present.
A. Interagency Transfer	11	6 MS. SAAH: Anne Fadullon?
1517 North 33rd Street (property is being transferred from the Philadelphia Redevelopment Authority to PHA via the Land Bank)		7 CHAIR FADULLON: Here.
V. Property Dispositions		8 MS. SAAH: Alex Balloon?
D. Side/Rear Yards	14	9 MR. BALLOON: Here.
3112 West Dakota Street (CD5) - Sarah Abby Lockwood		10 MS. SAAH: Andrew Goodman?
2550 North Lee Street (CD7) - Anthony Perez		11 MR. GOODMAN: Present.
1909 North Philip Street (CD7) - Eliot Coven		12 MS. SAAH: Michael Koonce?
B. Development - Business Expansion (unsolicited)		13 MR. KOONCE: Present.
1. Yolanda's Kids Corner, Inc.	19	14 MS. SAAH: Rick Sauer?
C. Affordable Housing (Request for Proposals)		15 MR. SAUER: I'm here.
1. Civetta Property Group	21	16 MS. SAAH: Michael Johns?
A. Development - Affordable Housing (unsolicited)		17 (No response.)
1. Civetta Property Group	38	18 MS. SAAH: Richard DeMarco?
2. Fine Print Construction, LLC	43	19 (No response.)
3. BMK Properties, LLC	70	20 MS. SAAH: And Rebecca Lopez-Kriss?
VI. Public Comment (Old & New Business)	100	21 (No response.)
VII. Adjournment	110	22 MS. SAAH: So we have seven Board members present, and
		23 have a quorum and may proceed.
		24 CHAIR FADULLON: I count six.
P R O C E E D I N G S	Page 3	Page 5
CHAIR FADULLON: Good morning, everybody, and welcome		1 MS. SAAH: Sorry, yes, correct. I'm sorry. Ten minus
to the September meeting of the Philadelphia Land Bank		2 three -- why do we only have --
Board. We will start with a statement from our attorney		3 MR. RODRIGUEZ: Remember second district, there's a
about holding virtual meetings.		4 vacancy --
MS. SAAH: Good morning, everyone. Today's Board		5 MS. SAAH: Oh, Maria Gonzalez.
meeting is being held via an authorized communication device		6 CHAIR FADULLON: Yes, that's right.
because of the continued closure of Land Bank offices to the		7 MS. SAAH: Is also absent.
public due to public health concerns. This meeting is being		8 CHAIR FADULLON: Right, and we have a vacancy, so we
recorded. Questions and comments may be made using the Q&A		9 only have ten members at the time currently.
function or the "raised hand" button at the bottom of the		10 MS. SAAH: Six present, still have a quorum and can
screen. If you are calling in and not using the Zoom		11 proceed.
webinar link, you may ask questions or make comments by		12 CHAIR FADULLON: Okay. Next we will go to approval of
pressing star 9 on your phone or using the "raised hand"		13 the minutes from the July meeting. Hopefully the Board has
function at the bottom of your screen. Please do not use		14 had a chance to review those minutes. Do we have any
the chat function. If any member of the public has issues		15 questions or comments on the minutes?
submitting questions or comments, please send an email to me		16 (No response.)
at andrea.saah@phdc.phila.gov, and I will place that in the		17 CHAIR FADULLON: Nothing from the Board. I do notice
chat. Please note all questions and comments received by		18 that we have a participant with their hand up, Sarah
email prior to this meeting or through the Q&A section will		19 Lockwood. We haven't really gotten into any agenda items,
be included in the minutes. And all questions and comments		20 Ms. Lockwood, so I don't know if you're here to speak to
received by email prior to this meeting were shared with the		21 something that's on the agenda or -- okay, hand went down.
Board. Prior to today's Public Session, the Board held an		22 All right. We will get there, might take a minute.
Executive Session at which they reviewed today's agenda.		23 We've got Strawberry Mansion Community. Could I ask
		24 participants to please hold the raising of their hand until

LEXITAS

Exhibit A continued

Board of Directors Meeting

3 (6 - 9)

9/12/2023

<p>Page 6</p> <p>1 we get to the agenda item that you're here to speak on?</p> <p>2 Otherwise it gets confusing to sort of monitor the meeting.</p> <p>3 If you have a question on the minutes of the July</p> <p>4 meeting, please raise your hand. If not, please put your</p> <p>5 hand down.</p> <p>6 (Pause.)</p> <p>7 CHAIR FADULLON: Strawberry Mansion Community and</p> <p>8 Persia Oliver-Smith, do you have a question regarding the</p> <p>9 minutes of the July Land Bank Board meeting?</p> <p>10 (Pause.)</p> <p>11 CHAIR FADULLON: I'm going to go to you, but if you</p> <p>12 talk about anything other than minutes of the July Land Bank</p> <p>13 Board meeting, we're going to have to cut off the testimony.</p> <p>14 So Strawberry Mansion Community, can we un-mute them,</p> <p>15 please?</p> <p>16 MS. CUMMINGS: Good morning.</p> <p>17 CHAIR FADULLON: Good morning.</p> <p>18 MS. CUMMINGS: Good morning, Ms. Anne Fadullon and the</p> <p>19 Board, Land Bank Board. I did have questions about the July</p> <p>20 agenda that I was on your meeting and I was not able to</p> <p>21 speak, but I do have concerns about that agenda, so I don't</p> <p>22 know if I would speak now or if I would wait until a future</p> <p>23 time in the meeting to talk about what transpired in the</p> <p>24 July meeting.</p>	<p>Page 8</p> <p>1 site, or how does that work?</p> <p>2 CHAIR FADULLON: Andrea, do you want to talk about how</p> <p>3 the minutes are available?</p> <p>4 MS. SAAH: Yes. So the minutes reflect the</p> <p>5 discussions and decisions that occurred at the previous</p> <p>6 Board meeting. You would find that on the Land Bank's web</p> <p>7 site, on the Board page. I'll put that in the chat so you</p> <p>8 can see the link.</p> <p>9 MS. OLIVER-SMITH: Thank you.</p> <p>10 MS. SAAH: And all of our draft minutes, the draft</p> <p>11 minutes are part of the Board package that's issued prior to</p> <p>12 the Board meeting at which those minutes are approved. You</p> <p>13 would be able to see them there. And that's always five</p> <p>14 days before the Board meeting. So I will post that</p> <p>15 momentarily.</p> <p>16 MS. OLIVER-SMITH: Thank you.</p> <p>17 MS. SAAH: Sure.</p> <p>18 CHAIR FADULLON: All right. I think those are all the</p> <p>19 hands we have raised regarding the minutes, so can I get a</p> <p>20 motion from the Board on those?</p> <p>21 MR. BALLOON: I move that we approve the minutes.</p> <p>22 MS. RASHID: Second.</p> <p>23 CHAIR FADULLON: Motion has been made and properly</p> <p>24 seconded to approve the minutes from the July 11, 2023 Land</p>
<p>Page 7</p> <p>1 CHAIR FADULLON: Only if you have a question about,</p> <p>2 there's something incorrectly captured in the minutes.</p> <p>3 MS. CUMMINGS: Well, I don't know if it's incorrectly</p> <p>4 captured, but I do know that it's several of the resolutions</p> <p>5 that you did pass in your minutes that at that time, you</p> <p>6 know, as a community you're not quite clear as to exactly</p> <p>7 the ramifications of such agenda items.</p> <p>8 So I didn't know whether there is an opportunity to</p> <p>9 talk about that in this session or not. You didn't have an</p> <p>10 August session, so we're here in September. Several of</p> <p>11 those resolutions that were addressed were --</p> <p>12 CHAIR FADULLON: Right. So there is nothing that will</p> <p>13 change about whatever transpired at the July meeting, but at</p> <p>14 the end of this meeting we can certainly talk about, when we</p> <p>15 get to the old or new business piece, we can certainly have</p> <p>16 that conversation.</p> <p>17 MS. CUMMINGS: All right. Thank you.</p> <p>18 CHAIR FADULLON: Sure. You're welcome.</p> <p>19 And now we have Persia Oliver-Smith.</p> <p>20 MS. OLIVER-SMITH: Acquiring the minutes, this is the</p> <p>21 first time I've attended one of these particular Zoom</p> <p>22 sessions related to the Land Bank, and you're discussing</p> <p>23 minutes that were actually issued and discussed before, so</p> <p>24 is that public information? Do I acquire it off your web</p>	<p>Page 9</p> <p>1 Bank Board meeting. All in favor?</p> <p>2 (Chorus of ayes.)</p> <p>3 CHAIR FADULLON: Any opposed?</p> <p>4 (No response.)</p> <p>5 CHAIR FADULLON: All right, minutes carry, and we're</p> <p>6 on to the executive director's report.</p> <p>7 MR. RODRIGUEZ: Good morning, Board members and</p> <p>8 public. I have one item to discuss with the Board. I just</p> <p>9 wanted to highlight the fact that on September 7th, last</p> <p>10 Thursday, we had a ribbon cutting for one of our projects</p> <p>11 that were approved by this Board and was developed. It was</p> <p>12 a ribbon cutting for a Turn the Key homeowner.</p> <p>13 And just so we can refresh everybody's memory, Turn</p> <p>14 the Key is part of the neighborhood preservation initiative.</p> <p>15 It's a \$400 million bond issuance that City Council approved</p> <p>16 two years ago, and what it provides is a soft second</p> <p>17 mortgage. That mortgage is patient money. It is coupled</p> <p>18 with Philly First Home, which is an additional \$10,000. It</p> <p>19 is meant to buy down the value of the property and allow for</p> <p>20 affordability.</p> <p>21 And one of our primary focus are city employees who</p> <p>22 are required to live in the City of Philadelphia, and to</p> <p>23 many of them in the locals, homeownership, especially in</p> <p>24 this current climate, seems out of reach.</p>

LEXITAS

Exhibit A continued

Board of Directors Meeting

4 (10 - 13)

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<p>Page 10</p> <p>1 So this is a really big success for us. I'd like to</p> <p>2 remind the public and the Board that this particular project</p> <p>3 as has been developed by BVG is in two Part Two</p> <p>4 neighborhoods. South Philadelphia on Cantrell and Mercer</p> <p>5 Street, seven properties were identified for development.</p> <p>6 Six of them are under contract. One of them settled, but</p> <p>7 then five more are under contract. There's one property</p> <p>8 that's still available for a Turn the Key recipient.</p> <p>9 And then in Port Richmond, we have four properties on</p> <p>10 Birch Street. Of those four, two of them are under</p> <p>11 contract. I will say that other RFPs that we've approved,</p> <p>12 particularly on Wharton Street and 30th in the second</p> <p>13 district, are coming on line and those properties are also</p> <p>14 going under contract for Turn the Key recipients.</p> <p>15 So this is a really great project and program to</p> <p>16 assist Philadelphians to move into homes. So I just wanted</p> <p>17 to let the Board know the success that we're having, and</p> <p>18 we'll have more and more.</p> <p>19 Just so we're clear, 277 of the units that we've</p> <p>20 approved are under construction, so I expect that pipeline</p> <p>21 to bump up and we'll see a lot more, hopefully a lot more</p> <p>22 ribbon cuttings and ground breakings. So I just wanted to</p> <p>23 bring that to your attention. Thank you.</p> <p>24 CHAIR FADULLON: Any questions or comments from the</p>	<p>Page 12</p> <p>1 Fifth District. Thank you.</p> <p>2 CHAIR FADULLON: Thank you. Any questions or comments</p> <p>3 on this item from the Board?</p> <p>4 (No response.)</p> <p>5 CHAIR FADULLON: Seeing none, do we have any members</p> <p>6 of the public that wish to speak to this item?</p> <p>7 (No response.)</p> <p>8 CHAIR FADULLON: Seeing none, can I get a motion from</p> <p>9 the Board?</p> <p>10 MR. SAUER: I'll make a motion to approve the</p> <p>11 disposition of the 1517 North 33rd Street to the</p> <p>12 Philadelphia Redevelopment Authority, to the Housing</p> <p>13 Authority.</p> <p>14 CHAIR FADULLON: Okay. Thank you. Before I get a</p> <p>15 second, I do have a hand up, Robin Aluko, and I'm sorry if I</p> <p>16 mispronounce your name.</p> <p>17 MS. ALUKO: What is the purpose of -- pardon me. Good</p> <p>18 morning, everyone. My name is Robin Aluko and I reside in</p> <p>19 the Fifth District not far from this property.</p> <p>20 Can you tell me, please, what the proposed use is by</p> <p>21 the PHA for this parcel?</p> <p>22 MR. RODRIGUEZ: PHA in conjunction with -- well, the</p> <p>23 Redevelopment Authority owns an adjacent lot. The PHA also</p> <p>24 owns a property. We are transferring title to them because</p>
<p>Page 11</p> <p>1 Board?</p> <p>2 (No response.)</p> <p>3 CHAIR FADULLON: All right. Seeing none, we're going</p> <p>4 to go into the rest of the agenda. We're going to start</p> <p>5 with administrative matters and an interagency transfer.</p> <p>6 MR. LAWRENCE: Good morning, everybody. Today we're</p> <p>7 asking the Board to authorize conveyance --</p> <p>8 MR. JOHNS: I'm going to have to recuse myself from</p> <p>9 this.</p> <p>10 MS. SAAH: Yes, and I do wish to mention that Mr.</p> <p>11 Johns wrote a recusal letter, recusing himself from review</p> <p>12 and decision making on this particular transfer due to the</p> <p>13 fact that his firm is contracting with a neighborhood CDC to</p> <p>14 develop designs for this and another property as part of the</p> <p>15 proposed John Coltrane Cultural Arts Center.</p> <p>16 So he will rejoin us after the vote is taken. And the</p> <p>17 letter will be included with the minutes.</p> <p>18 CHAIR FADULLON: Go ahead, Jessie.</p> <p>19 MR. LAWRENCE: Today we're asking the Board to</p> <p>20 authorize the conveyance of title of 1517 North 33rd Street,</p> <p>21 owned by the PRA through the Philadelphia Land Bank to PHA.</p> <p>22 The conveyance will be for the disposition, reuse and</p> <p>23 management by the Housing Authority. Again, that property</p> <p>24 is 1517 North 33rd Street and it's located within the City's</p>	<p>Page 13</p> <p>1 the idea being that PHA will transfer ownership to the non-</p> <p>2 profit for the John Coltrane Cultural Center. The local</p> <p>3 non-profit and RCO in the area has been working diligently</p> <p>4 to receive and raise funds.</p> <p>5 If you've been in the neighborhood, you'll see there's</p> <p>6 a historical marker in front of the John Coltrane House, so</p> <p>7 the idea is to create a cultural center and a community</p> <p>8 benefiting asset to the community. And that's the purpose</p> <p>9 of the transfer.</p> <p>10 MS. ALUKO: What's the name of the RCO?</p> <p>11 MR. RODRIGUEZ: Andrea, do you have that?</p> <p>12 MS. SAAH: Yes. It's the Strawberry Mansion CDC.</p> <p>13 MS. ALUKO: Thank you.</p> <p>14 CHAIR FADULLON: Thank you. All right, I don't see</p> <p>15 any other hands up, so can I get a second on the motion made</p> <p>16 by Board Member Sauer that was to approve this transfer?</p> <p>17 MR. KOONCE: Second.</p> <p>18 CHAIR FADULLON: All right. Motion has been made and</p> <p>19 properly seconded to approve the transfer of this property.</p> <p>20 All in favor?</p> <p>21 (Chorus of ayes.)</p> <p>22 CHAIR FADULLON: Any opposed?</p> <p>23 (No response.)</p> <p>24 CHAIR FADULLON: All right, motion carries.</p>

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Exhibit A continued

Board of Directors Meeting

5 (14 - 17)

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<p>1 We're now going to move around in the agenda a little 2 bit because we have just barely a quorum, and we know that 3 we're going to lose at least one Board member, so we want to 4 make sure that we get through as much of the agenda before 5 that happens.</p> <p>6 So we're going to jump to the side and rear yard 7 section right now, so we will hear those potential 8 dispositions next.</p> <p>9 MR. LAWRENCE: Madam Chair, do you want to take them 10 all together?</p> <p>11 CHAIR FADULLON: Unless there is any issue from the 12 Board, we can take these all as one. I see no objection 13 from the Board, so yes, let's please take these together.</p> <p>14 MR. LAWRENCE: So Item V.D collectively are the side 15 yard components of the agenda. Today we're asking the Board 16 to authorize the disposition of the following properties, 17 the side yards in two sections of the City.</p> <p>18 In the Fifth District, we have 3112 West Dakota 19 Street, requested as a rear yard by Sarah Abby Lockwood. In 20 the Seventh District, we have 2550 North Lee Street, 21 requested for a side yard by the applicant, Anthony Perez.</p> <p>22 And also in the Seventh District, we have 1909 North 23 Philip Street, which was requested as a rear yard by the 24 applicant, Eliot Coven.</p>	<p>Page 14</p> <p>1 is the, you know, what is the connection and how that area 2 will actually be contained?</p> <p>3 And also, is the lot now a lot that is, you're saying 4 it -- I thought I saw \$15,000, so that lot will be mortgaged 5 at \$15,000?</p> <p>6 CHAIR FADULLON: Hold on one second, please. Hold on 7 before we answer the question. Can the caller please 8 identify yourself by name? I'm sorry, we need that for the 9 record.</p> <p>10 MS. CUMMINGS: I am Bonita Cummings. I am the 11 director of Strawberry Mansion Community Concern and RCO.</p> <p>12 CHAIR FADULLON: Thank you. Okay, and now let's 13 answer Ms. Cummings' questions, please.</p> <p>14 MR. LAWRENCE: Good morning, Ms. Cummings. So 3112 15 Dakota Street is obviously located on Dakota Street. The 16 applicant is resident at 3113 Dauphin Street, so this is a 17 condition where it's a rear yard that's being conveyed.</p> <p>18 The actual lot is way too small to be developed, which 19 is why it's serving the purpose for side yard development, 20 but they do have the adjacency that you're asking about, and 21 it will be maintained as a rear yard and developed as such.</p> <p>22 CHAIR FADULLON: Thank you. That was the only hand I 23 saw raised, so I will entertain a motion from the Board.</p> <p>24 MR. KOONCE: Motion to approve --</p>
<p>Page 15</p> <p>1 All these applicants are compliant and in good 2 standing with the City of Philadelphia. The projects will 3 not be subject to an economic opportunity plan. They all 4 will be subject to use restrictions as side yards and rear 5 yards, and they will be subject to 30 year mortgages in the 6 amount of the appraised price. Thanks.</p> <p>7 CHAIR FADULLON: Thank you. Do we have any questions 8 or comments -- go ahead, Andrea. Did we receive any 9 comments from any members of the public prior to the 10 meeting?</p> <p>11 MS. SAAH: No, we did not receive any comments from 12 the public, either for or against these dispositions.</p> <p>13 CHAIR FADULLON: Thank you. And do we have any 14 questions or comments from the Board?</p> <p>15 (No response.)</p> <p>16 CHAIR FADULLON: Seeing none, do we have any members 17 of the public that wish to speak to these side yards? We 18 have a hand raised by Strawberry Mansion Community.</p> <p>19 MS. CUMMINGS: Hi. I was, in reference to 3112 Dakota 20 Street, it was difficult for me to determine -- it appears 21 that the property requesting the side yard is off of Dauphin 22 Street, but the lot is addressed to Dakota Street.</p> <p>23 So I was just wondering, is this a breezeway, going 24 across a breezeway? Is it going across an alleyway? What</p>	<p>Page 17</p> <p>1 CHAIR FADULLON: I'm sorry, hold on. We got more 2 hands up now. Sorry. Let's go to Robin Aluko.</p> <p>3 MS. ALUKO: Please pardon me in advance. I've been 4 coming to these meetings for a long time off and on, but a 5 lot of things that are discussed here are not readily 6 understood by people who may not live this work every day.</p> <p>7 So if you don't mind, it would be helpful to me -- I'm 8 not sure how many other people are here -- if you could 9 explain more about what it is that you're doing or what you 10 mean.</p> <p>11 Now, I heard Ms. Cummings or Mrs. Cummings ask whether 12 this property was behind an alley, or that's what I thought 13 I heard her ask, but I didn't hear the answer.</p> <p>14 Is this property going to be connected, the one that 15 you're trying to give to Dauphin Street as a rear yard, is 16 this directly connected to the backyard that she already 17 has, or it is going to be an alley space between it?</p> <p>18 That's what I heard her ask, but I'm not sure if you 19 answered that question.</p> <p>20 MR. LAWRENCE: So the answer to your question is, 21 there is no alley that exists on that block. There is no 22 alley between the 3100 block of Dauphin or the 3100 block of 23 Dakota Street.</p> <p>24 This will be an extension of the existing backyard of</p>

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<p>1 the resident that owns the house at 3113. There is no 2 alleyway condition that would be bisecting these two 3 properties. They are connected. They are adjacent and they 4 have the ability to be consolidated without any bother of an 5 alley. 6 MS. ALUKO: Okay. Thank you very much. I appreciate 7 it. 8 MR. LAWRENCE: You're welcome. 9 MS. SAAH: And can I just respond to the previous 10 question about the mortgage? Yes, for side yards, we do 11 have a mortgage for the full appraised value, and a 30 year 12 mortgage and permanent use restrictions. 13 MR. LAWRENCE: And sorry for missing that, but the 14 appraised value for this particular item for 3112 was 15 \$15,000, just to be clear. 16 CHAIR FADULLON: Thank you. Thank you for making sure 17 we got all the questions answered. All right. Can I now 18 get a motion from the Board on this item? 19 MR. KOONCE: Motion to approve the three side yard 20 dispositions. 21 MR. SAUER: Second. 22 MR. JOHNS: I'll second. 23 CHAIR FADULLON: All right. Motion has been made and 24 properly seconded to approve the three side and rear yard</p>	<p>Page 18</p> <p>1 Just to be clear, the applicant's name is Yolanda's 2 Kids Corner, Inc. I think I might have said "group." It 3 does end in "Inc." Thanks. 4 CHAIR FADULLON: Thank you, Jessie. 5 Andrea, did we receive any comments prior to the Board 6 meeting on this item? 7 MS. SAAH: We received no public comments for this 8 item. 9 CHAIR FADULLON: Do we have any questions or comments 10 from the Board on this item? 11 (No response.) 12 CHAIR FADULLON: Do we have any members of the public 13 that wish to speak to this item? 14 (No response.) 15 CHAIR FADULLON: Seeing none, can I get a motion from 16 the Board? 17 MR. SAUER: I'll make a motion to approve the 18 disposition of 4817 Old York Road to Yolanda's Kids Corner, 19 Inc. 20 CHAIR FADULLON: Can I get a second? 21 MR. GOODMAN: Second. 22 CHAIR FADULLON: Motion has been made and properly 23 seconded to approve the disposition of 4817 Old York Road 24 for a business expansion. All in favor?</p> <p>Page 20</p>
<p>1 dispositions. All in favor? 2 (Chorus of ayes.) 3 CHAIR FADULLON: Any opposed? 4 (No response.) 5 CHAIR FADULLON: All right, motion carries. 6 And then next, again, to try to get through as much of 7 the agenda, we're going to jump to Item V.B, which is 8 development for business expansion, which concerns 4817 Old 9 York Road. 10 MR. LAWRENCE: Thanks again. Today the Board is asked 11 to authorize the disposition of 4817 Old York Road in the 12 city's Logan Section to Yolanda's Kids Corner group for the 13 development of an outdoor play area that will be adjacent to 14 the existing day care facility. 15 The application was unsolicited and evaluated pursuant 16 to the disposition policy. The developer will be paying 17 fair market value for this property in the amount of 18 \$17,000. 19 Evidence of private financing has been provided for 20 the particular application. The applicant is compliant and 21 in good standing with the City of Philadelphia. It will not 22 be subject to an economic opportunity plan given the scope. 23 The project will be also subject to an irrevocable power of 24 attorney and right of re-entry/reverter.</p> <p>Page 19</p>	<p>1 (Chorus of ayes.) 2 CHAIR FADULLON: Any opposed? 3 (No response.) 4 CHAIR FADULLON: All right. Motion carries, and next 5 we are going to hear Item V.C, which is an affordable 6 housing proposal that was solicited through request for 7 proposals. 8 MR. LAWRENCE: Thanks again, Madam Chair. Today we're 9 asking the Board to authorize the disposition of 2609 to 27 10 Sears Street, a parcel that also includes 1308 to 14 South 11 26th Street, specifically for the development of affordable 12 homeownership project in Grays Ferry. 13 The proposal includes 12 single-family affordable 14 homeownership units, all of which are two stories without 15 basements, roughly about 1,200 square feet each, containing 16 three bedrooms and 1.5 bathrooms and sold to households with 17 incomes at or below 80 percent of AMI. 18 All of these are specified per the RFP that was issued 19 to solicit this particular opportunity. The maximum sales 20 price per the RFP again is \$250,000 for each of those units. 21 Again, the applications were solicited via an RFP 22 process for the properties and the applicant was the most 23 qualified bidder for the property. The units will be Turn 24 the Key eligible as well.</p> <p>Page 21</p>

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<p>Page 22</p> <p>1 The developer will be purchasing the parcel at its bid 2 price of \$1,200. Evidence of project financing was included 3 with the RFP submission. The applicant remains in good 4 standing and compliance with the City of Philadelphia. The 5 project will be subject to an economic opportunity plan and 6 also subject to an irrevocable power of attorney and right 7 of reentry.</p> <p>8 The sale of all units will include a Declaration of 9 Restrictive Covenants and the units will be subject to use 10 restrictions and income verifications. The sale of those 11 units will be subject to a Declaration of Restrictive 12 Covenants again, but placed on the units to make sure that 13 they remain affordable for a minimum of 15 years. Thank 14 you.</p> <p>15 CHAIR FADULLON: Thank you. Andrea, did we receive 16 any comments from the public prior to the meeting?</p> <p>17 MS. SAAH: No comments were received in relation to 18 this particular agenda item.</p> <p>19 CHAIR FADULLON: Thank you. Do we have any questions 20 or comments from the Board?</p> <p>21 (No response.)</p> <p>22 CHAIR FADULLON: Seeing none, it looks like we have 23 one -- no, hand came down. I don't -- any members of the 24 public that wish to speak to this item?</p>	<p>Page 24</p> <p>1 I hear what you're saying because I say this every 2 time I speak on this meeting, but it's not affordable. And 3 somebody has to figure out how we can make affordable 4 properties for people, especially if we're saying that we 5 want our population to grow to two million.</p> <p>6 So I think that if we go by what the DRP, DRVPC is 7 saying the plan is for the City of Philadelphia, that we 8 have to really consider what we're saying yes to when it 9 comes to these RFPs and what it is that we're doing, because 10 we're not going to make it based on what I'm seeing.</p> <p>11 And this is not to, I'm not disparaging anyone. I'm 12 not saying that anybody is doing something wrong. I'm just 13 saying that I feel that we have to make some changes in what 14 it is that we're doing. That's all. I won't speak again 15 today unless you tell me Michael Jackson came back.</p> <p>16 CHAIR FADULLON: We won't hold you to not speaking 17 again. That's okay. We allow it. That's why we're here. 18 Go ahead, Angel.</p> <p>19 MR. RODRIGUEZ: I think it's really important that the 20 public and the Board understand. We put out an RFP for 21 \$250,000. With Turn the Key, the \$75,000 will take it down 22 to \$175,000.</p> <p>23 We are stacking these with Philly First Home, which is 24 an additional \$10,000. That takes it to \$165,000. We've</p>
<p>Page 23</p> <p>1 Yes, Robin Aluko has his hand up. Can we un-mute him? 2 MS. ALUKO: Thank you. I'm she/her. I'm a female 3 with a deep voice.</p> <p>4 CHAIR FADULLON: She/her. Okay, great.</p> <p>5 MS. ALUKO: Okay. So what I would say for this and 6 any other property that you talk about that's related to 7 Turn the Key, \$250,000 even with the buy-down is not 8 affordable. It's not affordable.</p> <p>9 If you're saying that it's for Turn the Key eligible, 10 most, if you think about city employees, the average income 11 for that group is probably less than \$40,000.</p> <p>12 At \$40,000, you can't buy a house at this price. So I 13 understand that there is inflation. I understand that it's 14 a challenge for developers to build something and also make 15 a profit.</p> <p>16 But I think that we really have to think about what 17 really is affordable. If you look at even the demographics, 18 the income for the group, the area where you're building 19 these houses, the people in that area don't make enough money 20 to buy the house.</p> <p>21 So for this and any property in the City of 22 Philadelphia that's Turn Key eligible, Turn the Key 23 eligible, I would say that the properties are not 24 affordable.</p>	<p>Page 25</p> <p>1 done a lot of work with a lot of banks. We have 12 banks 2 that have approved our product and are partnering with us 3 where they are actually looking at, you know, some banks 4 will, you know, provide mortgage without any credit. Some 5 are doing 100 percent financing.</p> <p>6 But what we're seeing is that the perception is that 7 these homes are not affordable when in point of fact they 8 are. And obviously everybody at this point in time, we're 9 aware of the mortgage rates. We're also exploring buy-downs 10 on mortgages.</p> <p>11 And most homebuyers that do actually get into these 12 properties with affordable mortgages are eligible to come 13 back and buy down, you know, refinance so that they get much 14 more appropriate interest rates.</p> <p>15 We don't have control over the interest rates. That's 16 the Fed. But what we've done is we've tried to mitigate 17 every concern that may come up.</p> <p>18 And I think you'd be quite surprised at what is 19 affordable and how much the banks are coming to the table to 20 support city employees to getting into homeownership. So 21 thank you.</p> <p>22 CHAIR FADULLON: Thanks. And we have Persia Oliver- 23 Smith.</p> <p>24 MS. OLIVER-SMITH: Much to what Ms. Robin Aluko was</p>

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<p>1 saying, how and who determines that \$250,000 is affordable, Page 26</p> <p>2 and what percentage of individuals that apply for these</p> <p>3 programs are found eligible either yearly or, you know, on a</p> <p>4 six months basis? And how likely is it that they go through</p> <p>5 all of the programs that Mr. Rodriguez spoke about that</p> <p>6 helps to alleviate and/or to remove some of the cost so that</p> <p>7 they can be found eligible as a homeowner to be part of this</p> <p>8 Turn the Key program?</p> <p>9 MR. RODRIGUEZ: So Madam Chair, I'll take that. So I</p> <p>10 think what is missing here is that the public is missing</p> <p>11 that this is kind of a soup-to-nuts program.</p> <p>12 We actually own the land. We're identifying qualified</p> <p>13 developers to develop the land. We're also, on the back</p> <p>14 end, identifying and qualifying homebuyers.</p> <p>15 To date, we have a database of over 2,000 Turn the Key</p> <p>16 applicants that are going through housing counseling and</p> <p>17 being qualified for mortgages. Sixty percent of that are</p> <p>18 city employees that we're working with from locals like DC</p> <p>19 37, DC 33, 45, teachers, police, all of that.</p> <p>20 So we're qualifying them and we're also stacking them.</p> <p>21 We're also working very, very closely with the banks to make</p> <p>22 sure that -- and they are very much aware of what the cost</p> <p>23 is to get somebody into a house, and they're very flexible.</p> <p>24 And as I said, we've had long conversations. We have</p>	<p>1 were the representatives from that level or whatever the Page 28</p> <p>2 level is to help the buyers really identify all of the</p> <p>3 programs that would have brought that property down to say</p> <p>4 \$175,000 or less.</p> <p>5 So I don't know whether that connection is there,</p> <p>6 whether the counseling process that these people receive is</p> <p>7 giving them access to all of what is really available from</p> <p>8 grants to all of whatever housing monies would be available</p> <p>9 to them to actually bring that property down from \$280,000</p> <p>10 (sic).</p> <p>11 Also, this whole idea of slab properties, no</p> <p>12 basements, forcing our communities to kind of be in conflict</p> <p>13 with developers to just kind of, you know, stick a house on</p> <p>14 top of dirt.</p> <p>15 And from our assessments and surveys through ethical</p> <p>16 engineers and families that have lived in slab housing, some</p> <p>17 of the concerns that they lived with was how cold those</p> <p>18 houses are.</p> <p>19 So unless some of the design also addresses heating of</p> <p>20 those, you know, through the floor, or even giving the</p> <p>21 developers the ability to put back in smaller houses, like</p> <p>22 960 square feet basements so that families, you know -- in</p> <p>23 my community, we expect that the buyers of these Turn the</p> <p>24 Key programs will be families. They will have children.</p>
<p>1 11 partner banks, and each one of them has varying services Page 27</p> <p>2 and what they offer.</p> <p>3 One bank in particular will, in addition to the money</p> <p>4 we're providing, are giving \$17,000 in addition to that. So</p> <p>5 we're really talking about a deeper level of affordability.</p> <p>6 What we're trying to do is tap into the private</p> <p>7 capital markets for development and get a house on line very</p> <p>8 quickly so that people can actually move in.</p> <p>9 So the development timeline typically for Turn the Key</p> <p>10 properties like the ones I mentioned before with BVG, that</p> <p>11 was six months.</p> <p>12 And what we're seeing is that we're getting a unit for</p> <p>13 a family or a city employee to move into in six to seven</p> <p>14 months after approval.</p> <p>15 CHAIR FADULLON: Next we have Bonita Cummings, I'm</p> <p>16 going to say, Strawberry Mansion Community.</p> <p>17 MS. CUMMINGS: Hi again. I just wanted to add to that</p> <p>18 conversation. There's a couple of ways that I think this</p> <p>19 Board has been spoken to and referenced to the Turn the Key</p> <p>20 program. Some opinion was that if the buydown had been on</p> <p>21 the front end, it lessens also the aspect of gentrification.</p> <p>22 But on the back end, buying down, the \$75,000, my</p> <p>23 question, and you did speak to it, which I had a concern, is</p> <p>24 the housing counseling piece, you know, how well equipped</p>	<p>1 And some of the community conversations with the Page 29</p> <p>2 developers that are coming before the Land Bank are really</p> <p>3 just wanting to put, you know, slabs on top of dirt and then</p> <p>4 a structure that may not give that family full room, full</p> <p>5 access to space.</p> <p>6 So I don't know what conversation needs to take place</p> <p>7 as it relates to not forcing the communities to just have to</p> <p>8 accept that, oh, we got this \$400 million which is the same</p> <p>9 cost that tore houses down to put them back, you know, at a</p> <p>10 lesser quality and lesser space than what was originally</p> <p>11 there.</p> <p>12 Some communities have overlays for new construction,</p> <p>13 so we want to see the basements. So some of this</p> <p>14 conversation is being made difficult in communities because</p> <p>15 we want to match some of those blocks with what's there,</p> <p>16 particularly in blocks where you're only putting back maybe</p> <p>17 960 square feet of property. So thank you.</p> <p>18 MR. RODRIGUEZ: So Madam Chair, to answer the last</p> <p>19 question first, these properties do have basements, for this</p> <p>20 disposition. I will speak to the fact that they do have</p> <p>21 basements.</p> <p>22 To the second question, we do have certified housings</p> <p>23 counselors. It's in-house. PHDC has taken great lengths to</p> <p>24 stand up a housing counseling group, and working in</p>

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<p>Page 30</p> <p>1 conjunction with other housing counseling agencies across</p> <p>2 the city for referrals.</p> <p>3 I'd just point out that they are HUD certified, so the</p> <p>4 standards are the same and the expectations are the same.</p> <p>5 And we also follow all regulations in terms of disclosures</p> <p>6 in terms of lending.</p> <p>7 And I think what should be important to notice is that</p> <p>8 we are awarding money that PHDC actually has, you know --</p> <p>9 PHDC has the award and has the money and is awarding these</p> <p>10 to the people.</p> <p>11 So when they go through the housing counseling, you</p> <p>12 know, that's already taken care of. And as I said before,</p> <p>13 we are working closely with banks to make sure we're taking</p> <p>14 the maximum benefit for their CRA programs as well.</p> <p>15 CHAIR FADULLON: Right. And next we have John</p> <p>16 Overpeck. You should be able to un-mute yourself, Mr.</p> <p>17 Overpeck?</p> <p>18 MR. OVERPECK: Sorry about that. Speaking to the</p> <p>19 affordable housing, are we speaking about the lot on 1511</p> <p>20 South Stillman Street at this time?</p> <p>21 MR. RODRIGUEZ: No, sir.</p> <p>22 MR. OVERPECK: Thank you.</p> <p>23 CHAIR FADULLON: All right. And next we have Justin</p> <p>24 Veasey.</p>	<p>Page 32</p> <p>1 have, I feel like a lot of people will hedge back on the</p> <p>2 affordability standard, because even though the number seems</p> <p>3 high, I mean, it's really a team effort, and people getting</p> <p>4 these homes with generational wealth is the end goal here.</p> <p>5 And I think thus far, everyone's done a great job. Thank</p> <p>6 you.</p> <p>7 CHAIR FADULLON: Thank you, Mr. Veasey. And next I'm</p> <p>8 going to go to Omaira Santiago.</p> <p>9 MS. SANTIAGO: Hi. Good morning, everyone. Thank you</p> <p>10 for the opportunity for speaking. This is the first time I</p> <p>11 hear of the Turn the Key program, so thank you for informing</p> <p>12 me about it.</p> <p>13 But my question, I have a few questions and a few</p> <p>14 comments. Is this specifically for city employees, the Turn</p> <p>15 the Key program?</p> <p>16 MR. RODRIGUEZ: No. The priority and preference is</p> <p>17 given to city employees and then -- but anybody can apply.</p> <p>18 We will put the Turn the Key web site at the link in the</p> <p>19 chat for you.</p> <p>20 But no, there is a priority given to city employees.</p> <p>21 And just so everybody has an understanding, the city</p> <p>22 employees have to work in the city. If you look at say DC</p> <p>23 33, the highest salary we're looking at is really \$55,000 on</p> <p>24 the high end. In DC 33, on average it's around \$45,000,</p>
<p>Page 31</p> <p>1 MR. VEASEY: Hi. Thank you. Can everyone hear me?</p> <p>2 CHAIR FADULLON: Yes.</p> <p>3 MR. VEASEY: Thank you. I just wanted to weigh in and</p> <p>4 jump in as a developer in this program who has dealt with,</p> <p>5 at this point we've built 15 homes to date with a lot more</p> <p>6 approved that are coming.</p> <p>7 And I deal with every buyer directly, and just to</p> <p>8 state on the affordability, that what a lot of residents</p> <p>9 don't know, and just to make them aware, this really is a</p> <p>10 great program.</p> <p>11 And when you put out the product with the help of like</p> <p>12 the PHDC and the Land Bank and your housing counselor, at</p> <p>13 the end of the day, the bank's not going to approve someone</p> <p>14 to set them up for failure.</p> <p>15 And when you have a house that, you know, say it sold</p> <p>16 at \$250,000 with the \$75,000 Turn the Key and the \$10,000</p> <p>17 first time buyer, your loan goes to \$165,000, and even at</p> <p>18 the 8 percent interest rate, the mortgage becomes \$1,000 not</p> <p>19 even counting your down payment.</p> <p>20 So to give someone homeownership with long</p> <p>21 generational equity involved in this program at an</p> <p>22 affordable rate, again, I just wanted to put that out that</p> <p>23 the program's really good.</p> <p>24 And once people take the time to learn about it like I</p>	<p>Page 33</p> <p>1 \$47,000. So there really, we're targeting city employees</p> <p>2 are around 70 percent of AMI, is what we're finding on those</p> <p>3 that are getting agreements of sale.</p> <p>4 But yes, the priority is given to city employees but</p> <p>5 it's not exclusive to city employees.</p> <p>6 MS. SANTIAGO: Okay. Thank you. And the second</p> <p>7 question is, I hear a lot of affordability. I go to a lot</p> <p>8 of community meetings and work from our local RCO, which is</p> <p>9 Norris Square Community Alliance, and NSCAN is the other RCO</p> <p>10 in our community.</p> <p>11 And I wanted to take the opportunity, since we're</p> <p>12 talking about affordable housing, it might not be part of</p> <p>13 your agenda, but I wanted to take the opportunity that I</p> <p>14 have right now to inform and see if the city has any plans</p> <p>15 in the future to really do affordable housing.</p> <p>16 Our community is being gentrified very -- it's like,</p> <p>17 some of the houses are \$450,000, \$500,000, and at no time in</p> <p>18 my time would I be able to afford that.</p> <p>19 I'm fortunate that I am a homeowner, but I'm very</p> <p>20 concerned for the community of not only of North Philly</p> <p>21 where I live, other communities that are facing this, is</p> <p>22 that a lot of homes are being built that the community can't</p> <p>23 afford, which is gentrifying a lot of our communities.</p> <p>24 So I wanted to just take a minute and ask, is there</p>

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Exhibit A continued

Board of Directors Meeting

10 (34 - 37)

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<p>Page 34</p> <p>1 any plans that the city has to actually make affordable 2 houses and offer these incentives like you had mentioned, 3 \$70,000 or \$10,000 and then an additional \$17,000, taken 4 off?</p> <p>5 Because my concern is our homelessness rate in our 6 area. I can't speak of other areas, but I know that they're 7 facing the same thing. It's huge. It's, every day there's 8 more homelessness.</p> <p>9 So I wanted to know if the city -- and I know this is 10 Land Bank, but maybe if you know if the city has any plans 11 to, one, slow down this gentrification and do actual 12 affordable housing for the income of the communities that 13 we're serving.</p> <p>14 MR. RODRIGUEZ: So what I could tell you is that you 15 kind of brought up a lot of items, so let me tease that out. 16 You talked about affordability. What we're talking about 17 here and what the Land Bank is targeting is kind of work 18 force affordability.</p> <p>19 We're really going from 70 to 80 percent or 100 20 percent of AMI. The RFPs that are going out say 100 percent 21 of AMI. I will tell you that the vast majority of people 22 who are getting qualified and getting agreements of sale are 23 at 70 percent of AMI.</p> <p>24 But what you're asking about is the city's</p>	<p>Page 36</p> <p>1 whereas here we're trying to leverage the relationship that 2 developers have with private banks so that they can get a 3 shovel in the ground, get these projects developed, and get 4 a homeowner in there at a very affordable rate.</p> <p>5 Again, we have no control over the interest rates. If 6 this were three years ago, I would tell you that we were 7 seeing average mortgages at \$800 a month, which right now 8 for PHFA, that's a rent for an efficiency.</p> <p>9 So times do change, but we're doing our level best 10 across the agencies to really see this happen. But we will 11 put in the chat the link to the Housing Action Plan and I 12 think that that will give you an idea of all the different 13 subsidies and services and how well the city has been doing 14 on their ten year goal.</p> <p>15 CHAIR FADULLON: And I would also say, if we can come 16 up with the link to the consolidated plan that the Division 17 of Housing and Community Development does every year that 18 shows how they're spending the federal dollars that come in, 19 and that's also inclusive of Housing Trust Fund dollars as 20 well, because I think everybody recognizes that 21 affordability is a huge issue and the city is trying to 22 attack that on various fronts.</p> <p>23 Unfortunately, there is a severe limit to the 24 resources that we have available even though we've gotten</p>
<p>Page 35</p> <p>1 comprehensive plan to deal with it. I mean, you threw in 2 homelessness and all of that.</p> <p>3 What I would tell you is that for the past four to 4 eight years, and Anne was leading that charge, we've had a 5 housing action plan. So different departments target 6 different facets.</p> <p>7 So if you're talking about deeper level of 8 affordability like 30 to 60 percent of AMI for rental, those 9 are LIHTC projects with the 4 percent and 9 percent. Then 10 you have like home funds and some MPI funds are used for 11 that production.</p> <p>12 That's handled by DHCD. OSH, Office of Supportive 13 Housing, handles homelessness, and they also have dollars 14 and programs to try to stabilize people and have 15 transitional housing.</p> <p>16 So it's really a team effort and concerted effort. 17 What we're doing here and what makes this unique at the Land 18 Bank is, this is non-subsidized housing development.</p> <p>19 So what we're trying to get is the deepest level of 20 affordability without a high level of subsidy, because 21 subsidy for the city is very hard to come by.</p> <p>22 So a LIHTC project can take on average three to five 23 years just to get approved for the tax credits and then 24 you've got to get to closing. It's very complicated,</p>	<p>Page 37</p> <p>1 more local resources into housing than we have in the 2 decades past.</p> <p>3 I mean, just very quickly and in support of that was, 4 when we got COVID relief funds for rent assist, we got \$300 5 million from the federal government to provide rent assist 6 during COVID which was an unprecedented amount of housing 7 dollars coming into the city. We needed half a billion 8 dollars.</p> <p>9 So even though we got \$300 million, we were still \$200 10 million short of the need. That need existed prior to 11 COVID. That need exists post-COVID.</p> <p>12 So we continue to figure out how we can get as many 13 resources to address the issue as possible, but there is a 14 severe, severe disconnect between the need and the resources 15 available.</p> <p>16 And so the city realizes that this is a significant 17 issue. It's putting significant local resources towards it, 18 but they also recognize that there's a lot of work to do on 19 these fronts, and we appreciate the residents that are 20 really on the front lines of this issue and fighting every 21 day to maintain their communities.</p> <p>22 With that, I'm going to call the question. We've had 23 a lot of comment on this item and we have a very lengthy 24 agenda, and unfortunately we're going to lose some Board</p>

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Exhibit A continued

Board of Directors Meeting

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<p>1 members. So can I get a motion on Item V.C, which</p> <p>2 affordable housing disposition that came to us through a</p> <p>3 request for proposals?</p> <p>4 MR. BALLOON: I move that we approve Item V.C.</p> <p>5 MR. JOHNS: Second.</p> <p>6 CHAIR FADULLON: All right. Motion has been made and</p> <p>7 properly seconded to approve the disposition for 2609-27</p> <p>8 Sears Street, including 1308 through 14 South 26th Street</p> <p>9 for affordable housing disposition. All in favor?</p> <p>10 (Chorus of ayes.)</p> <p>11 CHAIR FADULLON: Any opposed?</p> <p>12 (No response.)</p> <p>13 CHAIR FADULLON: All right. Motion carries. And now</p> <p>14 we are going to go back to our regular order of agenda.</p> <p>15 That brings us to Item V.A.1, which is a development for</p> <p>16 affordable housing that was unsolicited.</p> <p>17 MR. LAWRENCE: Thanks again, Madam Chair. This</p> <p>18 unsolicited proposal in Point Breeze today, we're asking the</p> <p>19 Board to dispose 11 or authorize the disposition of 11 lots</p> <p>20 in Point Breeze to Civetta Property Group.</p> <p>21 They're going to develop 22 affordable homeownership</p> <p>22 units. The property list itself includes 1811, 2114 and</p> <p>23 2123 Vernon Street; 1930 and 1932 Norwood Street; 1629,</p> <p>24 1642, 1648 and 1652 Point Breeze Avenue; 1824 South 20th</p>	<p>Page 38</p> <p>1 Maximum sales price for all these units will be</p> <p>2 \$250,000 and they will be targeting households at or below</p> <p>3 80 percent of AMI.</p> <p>4 All of these units will be eligible for the Turn the</p> <p>5 Key effort as well, and the developer is purchasing this</p> <p>6 property for \$1,100. Project financing has been provided by</p> <p>7 the developer.</p> <p>8 The applicant remains in compliance and good standing</p> <p>9 with the City of Philadelphia. The project will be subject</p> <p>10 to an economic opportunity plan, also subject to irrevocable</p> <p>11 power of attorney and right of re-entry/reverter.</p> <p>12 There will be income restrictions imposed on the</p> <p>13 property through a Declaration of Restrictive Covenants to</p> <p>14 ensure that the units remain affordable for a term of at</p> <p>15 least 15 years. Thank you.</p> <p>16 CHAIR FADULLON: Thank you. Just very quickly before</p> <p>17 I go to Andrea, there was a question in the chat about, what</p> <p>18 does "unsolicited" mean. It means that the Land Bank did</p> <p>19 not issue an RFP for these properties.</p> <p>20 Under the Land Bank disposition legislation, a</p> <p>21 developer or an applicant can apply for Land Bank properties</p> <p>22 directly if they meet certain requirements. In this case,</p> <p>23 the requirement was that 51 percent or more of the units</p> <p>24 would be affordable housing.</p>
<p>1 Street; and 1835 South 22nd Street.</p> <p>2 For this project, Civetta is proposing to develop as</p> <p>3 follows. They're going to build three two-story single-</p> <p>4 family units with three bedrooms and two baths. They'll be</p> <p>5 located on Vernon Street.</p> <p>6 There will be ten condo units and duplexes that will</p> <p>7 be built at 1824 South 20th, 1835 South 20th, 1930 and 1932</p> <p>8 South Norwood Street, and also at 1629 Point Breeze Avenue.</p> <p>9 Each one of those duplexes will contain three stories and a</p> <p>10 full basement, where the lower units will contain two</p> <p>11 bedrooms, two baths and the upper units will contain three</p> <p>12 bedrooms and two baths.</p> <p>13 There will also be nine condo units that will be</p> <p>14 spread out in triplexes that will be built at 1642, 1648 and</p> <p>15 1652 Point Breeze Avenue. Each of the triplexes will</p> <p>16 contain three stories and a full basement. The lower unit</p> <p>17 one will be a bilevel unit with three bedrooms and two</p> <p>18 baths. Unit two will be two bedrooms and one bath. Unit</p> <p>19 three will also be a two bedroom and one bath unit. There's</p> <p>20 an even split between three bedrooms and two bedrooms units</p> <p>21 in this proposal.</p> <p>22 The majority of the units are about 1,100 square feet</p> <p>23 with the exception of the few flats that are in the</p> <p>24 triplexes which are a little bit smaller.</p>	<p>Page 39</p> <p>1 Andrea, did we receive any comments on this item prior</p> <p>2 to the meeting?</p> <p>3 MS. SAAH: No comments were received regarding this</p> <p>4 item.</p> <p>5 CHAIR FADULLON: Thank you. Do we have any questions</p> <p>6 or comments on this item from the Board?</p> <p>7 (No response.)</p> <p>8 CHAIR FADULLON: Seeing none, I'm going to ask, do we</p> <p>9 have any questions or comments from the public, and we have</p> <p>10 a hand up from Tabettha Fulton.</p> <p>11 (Pause.)</p> <p>12 CHAIR FADULLON: Ms. Fulton, you should be able to un-</p> <p>13 mute yourself. There you go.</p> <p>14 MS. SMITH-SHERROD: Hello. My name is Claudia Smith-</p> <p>15 Sherrod. I am an RCO and a resident of the Point Breeze and</p> <p>16 Grays Ferry area for all my life. And I am in full support</p> <p>17 of this proposed project. I think it would be wonderful for</p> <p>18 our community and residents.</p> <p>19 But as the other speakers who got on the Zoom prior to</p> <p>20 myself, we need to get the word out about the help made</p> <p>21 available in terms of the grants that are available to low-</p> <p>22 income families.</p> <p>23 You can't get something if you don't know anything</p> <p>24 about it. I think it needs to be advertised about how the</p>
	<p>Page 40</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>
	<p>Page 41</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>

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Exhibit A continued

Board of Directors Meeting

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<p>1 people who cannot afford \$250,000 can afford these houses 2 with the proper financing. And that is all I have to say. 3 CHAIR FADULLON: Thank you, Ms. Sherrod. 4 I don't see any other hands up, so I'll entertain a 5 motion -- oh, sorry, Justin Veasey. Go ahead, please. 6 (Pause.) 7 CHAIR FADULLON: Go ahead, Mr. Veasey. You should be 8 able to un-mute yourself. 9 MR. VEASEY: Hi. Sorry. I just wanted to jump in 10 again and just support this developer because we've worked 11 and discussed a lot throughout the last year to get on the 12 same page as we were some of the first developers to get 13 through this, and they put out a great product, and they're 14 a great team over there, so I think it's a great addition to 15 the neighborhood. Thank you. 16 CHAIR FADULLON: Thank you. And Mr. Bey, un-mute Mr. 17 Bey, please. 18 MS. BEY: My name is Dawud Bey from the Point Breeze 19 area and I just wanted to double down on what Mr. Justin 20 Veasey said, that the program has been going pretty well and 21 I wanted to support this developer as well, because I 22 believe these type of projects is very necessary for the 23 Point Breeze, Grays Ferry and the Philadelphia area, and I 24 just wanted to show my support as well. Thank you.</p>	<p>Page 42</p>	<p>1 bedrooms and two baths and approximately 1,000 square feet. 2 Maximum sale price for all 26 units will be \$250,000 as they 3 will target households with incomes at or below 80 percent 4 of AMI, making these units eligible for the Turn the Key 5 program. 6 The property list itself includes 1324 South Bancroft 7 Street; 1213 South Bonsall; 1202 and 1223 South Bucknell 8 Street; 2117, 2221 Earp Street; 2007 Ellsworth Street; 2537 9 Oakford Street; 1818 and 2229 Latona Street; 1730, 2014, 10 2114, 2236, 2426 and 2532 Manton Street; 1545 South 11 Ringgold; 1506 and 1511, South Stillman; 1519, 1527 and 1529 12 South Taney Street; 1702 South 20th Street; 1419 South 22nd 13 Street; and finally, on 23rd Street, lots at 1230 and 1303. 14 The proposal was unsolicited and evaluated pursuant to 15 the disposition policy. Developer will be purchasing the 16 properties for \$26,000. He's provided evidence of project 17 financing. 18 He remains in good standing and compliance with the 19 City of Philadelphia as his project will be subject to an 20 economic opportunity plan. The project itself will be 21 subject also to an irrevocable power of attorney, right of 22 re-entry. 23 The property will be subject to use restrictions and 24 income verification to comply with affordability</p>	<p>Page 44</p>
<p>1 CHAIR FADULLON: Thank you, Mr. Bey. 2 All right. I don't see any other hands up, so can I 3 get a motion from the Board on this item? 4 MR. BALLOON: I move that we approve the disposition 5 of Item A.1. 6 CHAIR FADULLON: Can I get a second? 7 MR. GOODMAN: Second. 8 CHAIR FADULLON: All right. Motion has been made and 9 properly seconded to approve the disposition of several 10 properties in the Point Breeze neighborhood for 11 redevelopment, affordable housing. All in favor? 12 (Chorus of ayes.) 13 CHAIR FADULLON: Any opposed? 14 (No response.) 15 CHAIR FADULLON: All right. Motion carries. 16 And that takes us to Item V.A.2, This again is an 17 unsolicited disposition application, which means it was not 18 solicited through an RFP by the Land Bank. 19 MR. LAWRENCE: Thanks again. Today we're asking the 20 Board to authorize the disposition of 26 lots to Fine Print 21 Construction. Fine Print is looking to develop 26 22 affordable single-family homeownership units in South 23 Philly. 24 Each one of these units will be two stories with three</p>	<p>Page 43</p>	<p>1 requirements. A Declaration of Restrictive Covenants will 2 be placed on these units to ensure that the units remain 3 affordable for a minimum of 15 years. Thanks. 4 CHAIR FADULLON: Andrea, have we received comments on 5 this item prior to the meeting? 6 MS. SAAH: Yes, Madam Chair, we have. So I will first 7 go through the emails we received from individuals. 8 Adrianna N. Yanez emailed about 1202 South Bucknell Street. 9 She owns the adjacent home and has wanted to purchase that 10 property since moving into her home in 2020, and she wanted 11 to know if the property -- she says the property never went 12 up for sale and has it already been purchased. 13 Secondly, from Bob Baylor regarding 2229 Latona 14 Street. He owns 2027 (sic) Latona Street and has been 15 maintaining 2229 Latona Street. He says he's asked many 16 times to purchase the property as a side yard and has been 17 denied, and that he has been maintaining the property, not 18 the city and not the Land Bank; that this lot is enjoyed for 19 gatherings and as a garden, and they do not want the 20 property to be conveyed. 21 Third one is from Brian McKernan. He owns the home 22 next to 2530 Manton Street. 2532 Manton Street has been 23 affecting his property value because of the weeds growing 24 there and he wants to purchase the property to build it that</p>	<p>Page 45</p>

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Exhibit A continued

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<p style="text-align: right;">Page 46</p> <p>1 will be affordable to rent or buy.</p> <p>2 Next is Chance Brown about 1324 South Bancroft Street.</p> <p>3 He lives across the street at 1323 South Bancroft Street,</p> <p>4 does not want the lot to be converted into affordable</p> <p>5 housing because, as he says, it has been a crucial location</p> <p>6 as a great meeting place as well as a place for dogs to use</p> <p>7 and also for playing, and he believes the development would</p> <p>8 cause major disruption in the neighborhood and cause parking</p> <p>9 problems too.</p> <p>10 John Overpeck wrote an email about 1511 South Stillman</p> <p>11 Street. He lives next door and he and his fiancée, they own</p> <p>12 several STEM preschools outside of Philadelphia proper but</p> <p>13 would wish to create a preschool within Philadelphia at 1511</p> <p>14 South Stillman Street, from what I understand, and they are</p> <p>15 against this disposition.</p> <p>16 Ian DeOrio wrote about 2236 Manton Street. He lives</p> <p>17 next door, has reached out, says he's reached out multiple</p> <p>18 times to the Land Bank about acquiring this as a garden or</p> <p>19 side yard, and has also never seen the property put up for</p> <p>20 sale; also is concerned about whether the property will be</p> <p>21 indeed kept as affordable housing once it is transferred.</p> <p>22 Joe Fratic wrote about 1545 South Ringgold Street. He</p> <p>23 owns the property next door, and he says he supports this</p> <p>24 project but would like to know why the property wasn't put</p>	<p style="text-align: right;">Page 48</p> <p>1 Vanessa Davies, co-chair of the planning and zoning</p> <p>2 committee. And that's it.</p> <p>3 CHAIR FADULLON: All right. Thank you. Any questions</p> <p>4 or comments on this item from the Board?</p> <p>5 (No response.)</p> <p>6 CHAIR FADULLON: Seeing none, I'm going to go to</p> <p>7 public comment. We have a few hands up, so let's start with</p> <p>8 Norda Lewis.</p> <p>9 (Pause.)</p> <p>10 CHAIR FADULLON: Ms. Lewis or Mr. Lewis, you should be</p> <p>11 able to un-mute yourself.</p> <p>12 MS. LEWIS: I'm sorry.</p> <p>13 CHAIR FADULLON: That's okay.</p> <p>14 MS. LEWIS: Good morning, everyone.</p> <p>15 CHAIR FADULLON: Good morning. Go ahead and provide</p> <p>16 your comments or questions.</p> <p>17 MS. LEWIS: Yes. So in reference to Stillman Street,</p> <p>18 for John Overpeck, I just want to clarify some information</p> <p>19 in that.</p> <p>20 So for the property, we are not trying to build a</p> <p>21 preschool there. We are trying to expand to build our home</p> <p>22 there, because right now we have limited space.</p> <p>23 And if we don't -- John, is it --</p> <p>24 MR. OVERPECK: Yes. We would like to bring our</p>
<p style="text-align: right;">Page 47</p> <p>1 up for RFP, and also they don't want a typical Philadelphia</p> <p>2 PHA looking home. We would like something that fits in</p> <p>3 better with the current configuration and look of the</p> <p>4 neighborhood, and preferably would also want to have a</p> <p>5 basement for that property and a nice facade, so just ask</p> <p>6 that the developer keep those things in mind.</p> <p>7 And lastly, Nicole Roe wrote about 2426 Manton Street.</p> <p>8 She lives next door and would like to maintain the lot as a</p> <p>9 green space because of very limited parking and construction</p> <p>10 will be difficult. She asks what measures are in place to</p> <p>11 ensure that the property will be sold to individuals and not</p> <p>12 flipped and turned into rentals, and they want to maintain</p> <p>13 the block as homeownership, also would like to know more</p> <p>14 information about the proposed developer, Fine Print</p> <p>15 Construction.</p> <p>16 And then lastly, from an organization, we have a</p> <p>17 letter from East Point Breeze Neighbors, one of the local</p> <p>18 RCOs. They're expressing support for affordable housing in</p> <p>19 this area and their planning and zoning committee supports</p> <p>20 this proposal to convey these parcels to Fine Print</p> <p>21 Construction.</p> <p>22 And they want to acknowledge the stewardship of</p> <p>23 neighbors in Point Breeze who have looked after many of</p> <p>24 these lots while they have been vacant. This is from</p>	<p style="text-align: right;">Page 49</p> <p>1 business into Philadelphia. We were trying to say that we</p> <p>2 have a lot of things to offer to the community.</p> <p>3 We've been trying to purchase this land since 2020,</p> <p>4 the same as several other people, and we never got any</p> <p>5 response. Called the councillor, went to the sheriff's</p> <p>6 office, left emails all across the city, left voice messages</p> <p>7 all across the city, no response.</p> <p>8 And then all of a sudden, like someone has the</p> <p>9 availability to buy it when we've been trying to purchase</p> <p>10 this land for several years now. So we would like to oppose</p> <p>11 this.</p> <p>12 CHAIR FADULLON: Thank you. Staff, do we know that we</p> <p>13 have any contact with these folks, or --</p> <p>14 MR. LAWRENCE: I was unable to verify that we have</p> <p>15 established contact. However, I do appreciate the email and</p> <p>16 kind of recognizing that there might have been some unclear</p> <p>17 information indicated to you about the ownership of the</p> <p>18 property.</p> <p>19 We since then have taken that up with staff about</p> <p>20 making sure that we're producing accurate information as far</p> <p>21 as ownership and availability.</p> <p>22 MS. LEWIS: Yeah, we spoke to the Land Bank several</p> <p>23 times. It took us a long time to get them and then</p> <p>24 eventually they told us that it was somebody bought it. And</p>

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Exhibit A continued

Board of Directors Meeting

14 (50 - 53)

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<p>1 then we heard several different stories. Page 50</p> <p>2 We heard several different stories, but we would like</p> <p>3 to stay in Philadelphia. We're business owners, and right</p> <p>4 now we don't have the space, so we would like to use that</p> <p>5 land to build on it so we can have more room for family,</p> <p>6 because where we're at, we have only three bedrooms and we</p> <p>7 would like to have more kids.</p> <p>8 MR. OVERPECK: And also, we would like to bring the</p> <p>9 opportunity of bringing our STEM preschool here into</p> <p>10 Philadelphia. That's another thing. We want to purchase</p> <p>11 the land to develop our own property on there, not like an</p> <p>12 adjacent lot, just to be clear.</p> <p>13 MS. LEWIS: Yeah. We just need more space.</p> <p>14 MR. OVERPECK: And 1507 is available, and I just feel</p> <p>15 like it's fair that we have the opportunity as well as</p> <p>16 others to have the opportunity to purchase the lot. We</p> <p>17 never did.</p> <p>18 MR. RODRIGUEZ: So if I could just jump in here, what</p> <p>19 the Board should understand about the Second District is</p> <p>20 that in conjunction with the Second District, and they're</p> <p>21 well aware of this, they have requested that we only look at</p> <p>22 affordable housing development projects.</p> <p>23 So housing expansion and all of those things, we would</p> <p>24 have to have a qualified application and review it, but</p>	<p>1 get -- dialed 311, nothing. So I've maintained it solely Page 52</p> <p>2 and Nicole actually on the other side, Nicole Roe, has</p> <p>3 helped me.</p> <p>4 I've had an application in since two thousand --</p> <p>5 before COVID, and when the rules changed and I was eligible</p> <p>6 to purchase it, COVID hit, and then when we came out of</p> <p>7 COVID, we were -- that was no longer something that was I</p> <p>8 guess available to me.</p> <p>9 I have receipts and pictures since 2017 of everything</p> <p>10 I've done for the lot. So I ask that I'm considered to</p> <p>11 greenify the space and make it into a side lot.</p> <p>12 I've been here seven years and I have read somewhere</p> <p>13 that somebody that has resided next to the property for</p> <p>14 seven years should be considered, is sometimes considered.</p> <p>15 Also, the street is unusually narrow. I believe I've</p> <p>16 measured it. It's even more narrow than Kater Street, which</p> <p>17 is narrow, and we have no parking here. We have to park two</p> <p>18 blocks away. So I think that would be an issue too.</p> <p>19 But I'm a hardworking nurse, have been at Temple for</p> <p>20 11 years, so I sort of consider myself a city employee, if</p> <p>21 you will. So I really am dedicated to making this space</p> <p>22 beautiful for the rest of the block, and I really would like</p> <p>23 to be considered. Thank you.</p> <p>24 CHAIR FADULLON: Thank you, Mr. Turco. Next we have</p>
<p>1 ultimately the final use would have to be for affordable Page 51</p> <p>2 housing.</p> <p>3 So when you hear about people asking to apply for side</p> <p>4 yards, rear yards, gardens, those were not deemed allowable</p> <p>5 uses in the Second District in this area. The priority is</p> <p>6 affordable housing, which is why you have an application at</p> <p>7 80 percent of AMI.</p> <p>8 CHAIR FADULLON: All right. Thank you.</p> <p>9 Next we have Michael Turco.</p> <p>10 MR. TURCO: Hello. Can you hear me?</p> <p>11 CHAIR FADULLON: Yes, we can. Go ahead, please.</p> <p>12 MR. TURCO: Hi. I'm Michael Turco. I live at 2428</p> <p>13 Manton Street, adjacent to 2426. I did try to send emails</p> <p>14 in over the last week, and I don't know, they got kicked</p> <p>15 back. I just did send them again to you, Andrea. They</p> <p>16 should be in your inbox. I just copied and pasted what I</p> <p>17 had sent.</p> <p>18 So real quick, I've been maintaining this lot since</p> <p>19 2017, July 2017. When I moved in, it was a trash heap from</p> <p>20 development in the area, and I have paid out of my own</p> <p>21 pocket to remove the trash, and over the years have</p> <p>22 maintained the lot, snow removal, trash removal, weed</p> <p>23 removal, nothing ever done by the city.</p> <p>24 I've talked to the Councilman Kenyatta. I tried to</p>	<p>1 Judith Robinson. Page 53</p> <p>2 MS. ROBINSON: Good morning. Judith Robinson here. I</p> <p>3 just want to commend the citizens. Citizen participation is</p> <p>4 so important as we sell off the land of our town.</p> <p>5 I'm a native of this town, and I can tell you, it's</p> <p>6 hard for -- I'm just going to go there -- a black woman,</p> <p>7 native of this town, to get land.</p> <p>8 We're up here in the Fifth District, and over the</p> <p>9 past, since COVID, 2020, I saw a statistic that showed how</p> <p>10 much land is leaving from the Fifth District.</p> <p>11 So I want to say this to you all as we consider this</p> <p>12 so-called affordable housing. You know I'm a professional</p> <p>13 in the real estate business. It's income-based housing. It</p> <p>14 should be based on income, because it's not affordable to</p> <p>15 most people.</p> <p>16 So as we laden people with these long-term, very high</p> <p>17 mortgages, let's just be careful. And as we divvy up land,</p> <p>18 let's be cognizant of the parking, and we need traffic</p> <p>19 study. That's what I'm calling for, parking and traffic</p> <p>20 studies, before we just keep increasing then claiming</p> <p>21 affordable housing. Thank you all so much for listening.</p> <p>22 CHAIR FADULLON: And next we have Persia Oliver-Smith.</p> <p>23 MS. OLIVER-SMITH: Yes. This is a two-part question.</p> <p>24 I want to know how the properties or lots that we're</p>

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Exhibit A continued

Board of Directors Meeting

15 (54 - 57)

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<p>Page 54</p> <p>1 speaking about, that are being spoken about, actually,</p> <p>2 become part of the Land Bank's inventory, and are those</p> <p>3 properties only made available to developers and/or private</p> <p>4 citizens such as many have spoken about maintaining and</p> <p>5 taking care of abandoned and/or vacant properties.</p> <p>6 Are they ever considered to develop and/or to purchase</p> <p>7 these properties or lands without having to not be, I guess,</p> <p>8 responded to, if they're going through processes to get</p> <p>9 answers back and there are none. So how does that process</p> <p>10 work?</p> <p>11 MR. RODRIGUEZ: So I'll address your first question.</p> <p>12 When the Land Bank was formed, the purpose, one of the main</p> <p>13 purposes was to consolidate land ownership, so you have four</p> <p>14 -- actually there are more -- but four land-holding agencies</p> <p>15 in the city that were disposing of properties in very</p> <p>16 different pathways and processes, each one of them having</p> <p>17 their own rules and regulations.</p> <p>18 When the Land Bank Act was passed in the city, one of</p> <p>19 the goals was to consolidate. So how we get those</p> <p>20 properties is that we have to actually work with</p> <p>21 councilperson and with the title holding agency, whether</p> <p>22 that's the Department of Public Property of the city or the</p> <p>23 Philadelphia Redevelopment Authority, and then we would</p> <p>24 issue City Council resolutions to transfer title into the</p>	<p>Page 56</p> <p>1 families to move into.</p> <p>2 And again, it doesn't stop there. Obviously we expect</p> <p>3 interest rates to stabilize and drop in the next couple</p> <p>4 years, in which case those homebuyers can come back and</p> <p>5 refinance to a lower interest rate.</p> <p>6 So we're constantly thinking about this. We're</p> <p>7 talking to our partner banks to talk about buy-backs on</p> <p>8 interest rates, trying to get them down to five. It just</p> <p>9 takes a while to get banks to agree to certain things.</p> <p>10 But that's pretty much -- I think I've answered the</p> <p>11 transfer issue. And then the use issue, really, in this</p> <p>12 area, this is in concert with land use strategy that we've</p> <p>13 agreed to with councilperson, and that's why we don't</p> <p>14 entertain side yards or garden applications in this area.</p> <p>15 The priority it affordable housing.</p> <p>16 CHAIR FADULLON: Thank you. And next we have Sarah</p> <p>17 Haley.</p> <p>18 MS. HALEY: Yeah, hi, thanks. I have to speak</p> <p>19 quickly. Unfortunately, I thought this was going to happen</p> <p>20 a little bit sooner and I'm late for my next meeting at work</p> <p>21 as well.</p> <p>22 So I have a couple quick questions. I'm actually in</p> <p>23 the property that is next to 1303, and you know, we actually</p> <p>24 just got here not that long ago, so you know, hats off to</p>
<p>Page 55</p> <p>1 Land Bank, at which time then the Land Bank follows the</p> <p>2 disposition policy and the city ordinance for the use and</p> <p>3 disposition of vacant surplus property for the disposition</p> <p>4 of the properties.</p> <p>5 Now, as to the use, yes, side yards and gardens are an</p> <p>6 allowable use as per the ordinance and by the disposition</p> <p>7 policy. There is an added piece to it in that the land</p> <p>8 management staff works closely with each council district as</p> <p>9 to land strategy and what those priorities are.</p> <p>10 In this area, and I'm sure other neighborhood groups</p> <p>11 that have been here in the past, affordable housing has been</p> <p>12 an issue in this area and in concert with the council</p> <p>13 office, what was identified was that the use of this land</p> <p>14 should be for the development of affordable housing.</p> <p>15 You'll notice that these RFPs and unsolicited</p> <p>16 applications are at 80 percent of AMI, and then with the</p> <p>17 buy-down from Turn the Key, they will be Turn the Key</p> <p>18 eligible, it goes down even significantly.</p> <p>19 I do understand that, you know, dealing with</p> <p>20 affordability and percentages can get a little bit</p> <p>21 complicated, but as I stated before, in terms of</p> <p>22 partnerships with council and with the banks and with</p> <p>23 developers, we're doing our best to get people qualified so</p> <p>24 that they have something that's feasible for low-income</p>	<p>Page 57</p> <p>1 all the citizens who have been maintaining and keeping up</p> <p>2 properties next to their homes. That's something that we've</p> <p>3 embarked in ever since we lived in South Philly and that was</p> <p>4 something that we definitely worked on next door as well,</p> <p>5 although we have seen Philly Collect and 311 come out and</p> <p>6 clean it to, so, you know, very much gratitude.</p> <p>7 We have a big piece, mural on the wall of Walter</p> <p>8 Lomax, so, you know, my hope was always that we could keep</p> <p>9 that space somewhat empty.</p> <p>10 I know we block it as a house, so that was always kind</p> <p>11 of one of my sad points when we bought that house, and I was</p> <p>12 hoping that at some point we could look at something like</p> <p>13 the Land Bank or something like that and kind of have a</p> <p>14 little bench and a couple of, you know, kind of actually</p> <p>15 build it out as a space for people to come and enjoy, you</p> <p>16 know, what we're blocking, and also, you know, help maintain</p> <p>17 that area more concertedly.</p> <p>18 You know, when I started look at potentially buying</p> <p>19 that land, I'm glad I kind of heard what other people went</p> <p>20 through. Sounds like it would have been kind of a</p> <p>21 rigmarole, but you know, we were looking at it.</p> <p>22 And it looks like, you know, from -- part of the</p> <p>23 reason is like it would be tough to do is the cost</p> <p>24 differences.</p>

LEXITAS

Exhibit A continued

Board of Directors Meeting

16 (58 - 61)

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<p>Page 58</p> <p>1 I just wanted to confirm, you're selling this bundle 2 of land for \$22,000? But it was appraised at market value 3 in 2023 at \$170,000, which also obviously affected our 4 property taxes. We're paying significantly more as well 5 even though we do have, you know, a ten year tax abatement. 6 So I'm just sort of wondering, how is it that you're 7 able to afford to sell the land so little, if a private 8 citizen was going to try and buy it to sort of keep it 9 available as a garden parkway, etcetera. 10 I mean, what would have been the cost for a private 11 citizen? Would that have been, you know, relatively the 12 same? And I'm just curious as well about the company that's 13 looking to purchase this. 14 From what I can see on their web site, it looked like 15 everything that they've done looks like a renovation and not 16 a build from the ground up, so that is a significant concern 17 to both sides of the houses. We know our neighbor on the 18 other side of that property as well, how that would be 19 managed. 20 So just those few questions for now. This is all kind 21 of fairly new to me, so that's why I've been asking the 22 questions in the Q&A as well. So thanks. 23 MR. RODRIGUEZ: I will address first the question 24 about the sales value. So under the ordinance, we are</p>	<p>Page 60</p> <p>1 As far as the concerns about development between each 2 property, I understand the concerns. I will say that L&I 3 has stepped up their requirements and oversight for 4 development and there is a process in place where -- and 5 understand, this would be just approval of a disposition. 6 That does not mean that they are going to -- they have to 7 still work with L&I to get building permits and meet that 8 level and that standard. 9 Part of that standard is that the developer is 10 required to talk and speak with both adjacent homeowners to 11 the development site, and there are new stringent standards 12 for any kind of earth moving or disturbance in the area if 13 it's adjacent to a residential property, even a vacant 14 property for that matter. 15 But that's governed by L&I and they do take that very 16 seriously. 17 CHAIR FADULLON: All right. Next we have Tabetha 18 Fulton. You should be able to un-mute yourself. 19 MS. SMITH-SHERROD: Hello. This is Claudia Sherrod 20 again from the RCO of the Point Breeze Community Network 21 Plus. I am in full support of this project, but I have a 22 concern when it comes to lots. 23 I think we need to be very careful who we give lots to 24 and no lot should be given to anyone for dogs. When you get</p>
<p>Page 59</p> <p>1 required to appraise the value and have a statement of value 2 or a third party appraisal stating what the value is. 3 Also in the ordinance, what the Land Bank is able to 4 do is discount the sales price in exchange for 5 affordability. So what you're seeing here is that in 6 exchange for the level of affordability at 80 percent of 7 AMI, we are willing to accept the offer price. And it gets 8 viewed in that line, in that way. 9 When we talk about a disposition of a garden, first 10 off, a garden cannot be disposed of to an individual. It 11 has to be a nonprofit. But if you're talking about a side 12 yard application, typically what we do is, that is a nominal 13 transaction, i.e. it's a dollar for the transfer of the 14 title, but the side yard recipient gets a mortgage for the 15 fair market value, and that is a purchase money mortgage 16 that does not amortize for 30 years, and we have the right, 17 we have the power of attorney to revest the property. 18 The property would end up with a deed restriction 19 where it has to be an open space in perpetuity. But again, 20 as to the land use, in conjunction with the council office, 21 it was determined that in this area, because of development 22 and the lack of affordability in the area, that only 23 affordable housing properties would be utilized, and that's 24 how that works.</p>	<p>Page 61</p> <p>1 a dog, you should know the way you're going to make sure 2 that dog is going to take their waste. 3 People have very good intentions, but they do not 4 maintain it, and it's very unsanitary to deal with the waste 5 that is being governed around in our community today. 6 I had a big pile outside of my driveway, and I am 7 serious. So don't come to me asking for lots for dogs to go 8 and poop. For people to be able to invest in them and 9 maintain them, it sounds good, but if something happens to 10 them and they don't have anyone to back them up, it's a 11 problem there. 12 So I prefer to see a house there rather than for lots 13 to be turned into vacant sitting places. And for our former 14 doctor, picture that's the mural on the wall, perhaps the 15 mural organization will eventually find a better place, you 16 know, so it can be a lasting memorial in his name. That's 17 all I have to say. 18 CHAIR FADULLON: Thank you, Ms, Sherrod. And next we 19 have John Overpeck. 20 MR. OVERPECK: Thank you. As a homeowner located at 21 1513 South Stillman Street, I am next to the proposed 22 property at 1511 South Stillman Street that's considered for 23 development, and we would like to oppose this development. 24 As business owners, my fiancée and I chose to reside</p>

LEXITAS

Exhibit A continued

Board of Directors Meeting

17 (62 - 65)

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<p>Page 62</p> <p>1 here because we love the city. We've been trying to</p> <p>2 purchase this property for two and a half years, tried to</p> <p>3 get in touch with the Land Bank, as we said before, with no</p> <p>4 luck.</p> <p>5 We retained an attorney, spoke to a developer, reached</p> <p>6 out to our councilor, and we could never get an answer from</p> <p>7 anyone. Finally we heard back on August 15th from someone</p> <p>8 saying that that property is owned and managed, after we</p> <p>9 heard that no one knew who owned this land, if it was Land</p> <p>10 Bank. I heard like Land Bank owned it, oh no, it could be</p> <p>11 this other part of Land Bank.</p> <p>12 So finally we got the answer and you guys plan to do</p> <p>13 affordable housing. We are asking you guys to allow us to</p> <p>14 buy the property so we can continue to live and support</p> <p>15 Philadelphia community.</p> <p>16 We have so much love for the city. We believe this is</p> <p>17 an opportunity for the system to do something for us who</p> <p>18 offers a lot to the community.</p> <p>19 Also, 1507 South Stillman Street is available for</p> <p>20 purchase. If the gentleman is able to purchase that land</p> <p>21 and we could purchase 1511, that would be an option.</p> <p>22 We did plan on opening up one of our STEM preschools</p> <p>23 within Philadelphia proper. Our STEM preschool sets a</p> <p>24 strong STEM foundation at an early age.</p>	<p>Page 64</p> <p>1 CHAIR FADULLON: I'm going to answer this one. Angel,</p> <p>2 I'm going to answer this. You are correct. There is</p> <p>3 nothing in the City Charter that says that land cannot be</p> <p>4 disposed of for certain uses.</p> <p>5 However, the City Charter does require that any land</p> <p>6 dispositions must be approved by City Council. So if the</p> <p>7 District Councilperson does not support the use of the</p> <p>8 disposition, it's highly unlikely that the disposition will</p> <p>9 be approved by City Council. So I think people just need to</p> <p>10 be aware of that.</p> <p>11 All right. Next we're going to go to Mike Tomasetti.</p> <p>12 MR. TOMASETTI: Hey, Madam Chair and the Board.</p> <p>13 Thanks for your time. You know, Civetta Property Group</p> <p>14 fully supports Dawud Bey and Fine Print Construction with</p> <p>15 this affordable housing project.</p> <p>16 You know, he's a local kid who's from that</p> <p>17 neighborhood and he's a minority developer who's really</p> <p>18 stepping up to help his community, so we're fully supporting</p> <p>19 it.</p> <p>20 CHAIR FADULLON: Thank you. Next we have Ms.</p> <p>21 Cummings, Strawberry Mansion Community.</p> <p>22 MS. CUMMINGS: Hi again. It was a lot of addresses</p> <p>23 read. I was just wondering, are these all Turn the Key</p> <p>24 project housing?</p>
<p>Page 63</p> <p>1 We plan to make this house our dream home. As of now,</p> <p>2 our preschools are not located within Philadelphia. They're</p> <p>3 the surrounding areas. So we still pay the city wage tax.</p> <p>4 We hope to open up and develop some of our STEM</p> <p>5 preschools within Philadelphia, so we're hoping you give us</p> <p>6 this opportunity to purchase the land next to us so we can</p> <p>7 continue to live and thrive in Philadelphia. Thank you.</p> <p>8 CHAIR FADULLON: Thank you. Next we have Ian DeOrio.</p> <p>9 MR. DeORIO: Hi, how you doing? Sorry, I'm going to</p> <p>10 have a little bit of noise. I'm an actively working UPS</p> <p>11 driver.</p> <p>12 I just would really like to know, somebody mentioned,</p> <p>13 one of the Board members mentioned that in Council District</p> <p>14 Two, the only thing that these lots, these Land Bank lots</p> <p>15 are to be used for is affordable housing.</p> <p>16 Nowhere in the City Charter does it say that you can't</p> <p>17 dispose of the properties as side yards or gardens as per</p> <p>18 the subsections that I'm looking at here, that there can be</p> <p>19 dispositions without comparative process with the same</p> <p>20 amount, with the same rules as in the Third and Fourth</p> <p>21 Council Districts.</p> <p>22 Why can't we have side yards, besides that the local</p> <p>23 councilman does not want us to do that?</p> <p>24 MR. RODRIGUEZ: So --</p>	<p>Page 65</p> <p>1 And also, are there basements in these houses, in the</p> <p>2 proposed basements? And again, you know, I keep asking that</p> <p>3 question because we're being -- it's become kind of</p> <p>4 controversial that these feasibility studies that the</p> <p>5 developers say they have, they don't want to do basements</p> <p>6 and they want to do slab, concrete slab units, which again,</p> <p>7 with all of the financing and even with whatever the</p> <p>8 mortgage amount may be, you still have to be able to also</p> <p>9 pay your utilities.</p> <p>10 And again, we all know concrete is cold, and that</p> <p>11 can't be measured in your counseling session. So I just</p> <p>12 wanted to make sure that the Board, the Land Bank rather, is</p> <p>13 not allowing for developers to kind of put this pressure on</p> <p>14 communities when we consider how we want our communities to</p> <p>15 redevelop.</p> <p>16 So are these basement projects or are they just slab,</p> <p>17 concrete slab projects?</p> <p>18 MR. LAWRENCE: The design is a two-story slab on grade</p> <p>19 without any basement.</p> <p>20 MS. CUMMINGS: Without?</p> <p>21 MR. LAWRENCE: Without. There's no basement, Ms.</p> <p>22 Cummings.</p> <p>23 MS. CUMMINGS: Thank you.</p> <p>24 MR. LAWRENCE: You're welcome.</p>

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Exhibit A continued

Board of Directors Meeting

18 (66 - 69)

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<p>Page 66</p> <p>1 CHAIR FADULLON: And next we have David Langlieb.</p> <p>2 MR. LANGLIEB: Thank you. Yeah, this is David</p> <p>3 Langlieb. I'm the executive director of the Philadelphia</p> <p>4 Accelerator Fund. We submitted an LOI term sheet for a</p> <p>5 portion of the financing that's contemplated here.</p> <p>6 I just wanted to lend my voice in support of Fine</p> <p>7 Print's application for these 26 homes. We've been working</p> <p>8 with Dawud since the launch of the Philadelphia Accelerator</p> <p>9 Fund, including on our fund's first loan which covered a</p> <p>10 major rehab project involving 17 rental units in Parkside,</p> <p>11 the majority of which are deed restricted as affordable.</p> <p>12 Dawud has performed very well on this construction</p> <p>13 project, is close to obtaining a C of O. He is, in our</p> <p>14 experience working with him, a reliable developer who does</p> <p>15 quality construction, and has worked in the space as the</p> <p>16 kind of development activity that the Accelerator Fund was</p> <p>17 created to support.</p> <p>18 I'd also note that our mez debt (phonetic) on projects</p> <p>19 like this is designed to de-risk the transaction for a</p> <p>20 senior lender, and so in doing so we're able to leverage</p> <p>21 significant amounts of bank capital that would otherwise be</p> <p>22 out unavailable to developers like Dawud who continue to</p> <p>23 work on scaling up their development activities. Thank you.</p> <p>24 CHAIR FADULLON: Thank you. And I'm just going to</p>	<p>Page 68</p> <p>1 and we are in the process of trying to find a different</p> <p>2 location for that mural.</p> <p>3 Even though I know the disposition here supports</p> <p>4 affordable housing and supports side yards, I still want to</p> <p>5 assure that common concern for Mr. Lomax and the work that</p> <p>6 he did.</p> <p>7 I'm pretty familiar with him. He had an office right</p> <p>8 down 18th and Warden, so I just wanted to make sure that I</p> <p>9 took into consideration about his legacy. So I reached out</p> <p>10 to the Mural Arts of Philadelphia just to see if we could</p> <p>11 try to find another place for that particular mural.</p> <p>12 Again, any questions -- I don't know if there was</p> <p>13 anything that anyone had any concerns with as relates to</p> <p>14 affordable housing next to their housing, but like Angel</p> <p>15 Rodriguez said, any time we're doing any type of in-fill,</p> <p>16 which is building in between two adjacent properties, that</p> <p>17 we have to reach out to the City of Philadelphia or reach</p> <p>18 out to the actual individuals that own those houses next to</p> <p>19 us.</p> <p>20 And with me, I would be taking additional steps just</p> <p>21 to make sure I reach out to everybody, but also offer</p> <p>22 opportunities for them to be on my certificate of insurance</p> <p>23 in case anything was to happen, if we had to dig too low or</p> <p>24 any damage was caused by us on their property.</p>
<p>Page 67</p> <p>1 say, we have two other agenda items, one that's also going</p> <p>2 to be lengthy, so if you've already spoken, I'm not going to</p> <p>3 call on you again. I think we've heard a lot of comment on</p> <p>4 this item and I'll continue to go through the list of folks</p> <p>5 who haven't spoken yet.</p> <p>6 Justin Veasey?</p> <p>7 MR. VEASEY: I just wanted to weigh in on Dawud Bey as</p> <p>8 well as the other developers did. Fine Print Construction</p> <p>9 does a lot of BVGs, subcontracts, jobs, and I know the</p> <p>10 concern was building new construction.</p> <p>11 Dawud started 10 of my 15 projects from ground up,</p> <p>12 which have been delivered already. His team's reliable and</p> <p>13 he's very knowledgeable, and in meeting him less than a year</p> <p>14 ago, I know that he is from that neighborhood so it's pretty</p> <p>15 impressive that he assembled the equity and the team to go</p> <p>16 into his neighborhood to develop this concept.</p> <p>17 He's very big on affordable housing and I support this</p> <p>18 developer. Thank you.</p> <p>19 CHAIR FADULLON: Thank you. And next we have Mr. Bey.</p> <p>20 MR. BEY: Good morning, Madam Chair and everybody on</p> <p>21 the Board. Thanks for giving me an opportunity to speak.</p> <p>22 I did want to speak in regards to Ms. Sarah's concern</p> <p>23 with Dr. Walter Lomax's mural. I have been in communication</p> <p>24 with the Murals of Philadelphia, Mural Arts of Philadelphia,</p>	<p>Page 69</p> <p>1 So we're taking all precautions, all concerns. And</p> <p>2 like Mr. Veasey and other individuals spoke of, we're very</p> <p>3 experienced. We've been building, actually getting a lot of</p> <p>4 practice on Civetta Construction's properties, doing their</p> <p>5 framing work, working on properties with foundation work, so</p> <p>6 at the end of the day, I think we're doing good. Thank you.</p> <p>7 CHAIR FADULLON: Thank you. And then lastly, we have</p> <p>8 Mo Rushdy.</p> <p>9 MR. RUSHDY: Madam Chair, thank you so much and Board</p> <p>10 members. I just wanted to just quickly support the project,</p> <p>11 support Dawud, support Fine Print. Fine Print just over the</p> <p>12 last year to three years have done amazing work, great work.</p> <p>13 He's been doing a lot of work for us individually in</p> <p>14 terms of the affordable housing developments and on</p> <p>15 foundations and framing and his own jobs that he's doing.</p> <p>16 He's been doing tremendously well. He's also been</p> <p>17 doing very well with banks and lenders that have got to know</p> <p>18 Dawud over the last couple years and so how much he is a</p> <p>19 hard working, performing individual and his company is</p> <p>20 really out there doing wonders in the neighborhood.</p> <p>21 So today, just as representing BMK and representing</p> <p>22 the Accelerator Fund, I just want to say kudos to Dawud and</p> <p>23 thank you so much for your service in these neighborhoods</p> <p>24 and what you're doing, and again, I'm here today to just</p>

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Exhibit A continued

Board of Directors Meeting

19 (70 - 73)

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<p>Page 70</p> <p>1 lend a word of support. Thank you very much, Madam 2 Chairman.</p> <p>3 CHAIR FADULLON: Thank you. With that, we're going to 4 conclude public testimony. I want to thank everybody for 5 providing their comments, and I'm going to turn to the Board 6 and ask for a motion unless there's any other questions or 7 comments from the Board.</p> <p>8 MR. KOONCE: Motion to approve.</p> <p>9 MR. BALLOON: Second.</p> <p>10 CHAIR FADULLON: Motion has been made and properly 11 seconded to approve the disposition of several properties in 12 the Second District for the development of affordable 13 homeownership. All in favor?</p> <p>14 (Chorus of ayes.)</p> <p>15 CHAIR FADULLON: Any opposed?</p> <p>16 (No response.)</p> <p>17 CHAIR FADULLON: All right, motion carries.</p> <p>18 And that brings us to Item V -- hold on -- V.A.3, 19 which is another --</p> <p>20 MR. LAWRENCE: Got it.</p> <p>21 CHAIR FADULLON: I'm sorry?</p> <p>22 MR. LAWRENCE: I said, you got it.</p> <p>23 CHAIR FADULLON: I got it, okay, sorry. Okay, V.A.3, 24 which is another development for affordable housing that</p>	<p>Page 72</p> <p>1 units which will be market rate, three stories with roof 2 decks containing three bedrooms and two bathrooms, 3 approximately 1,500 square feet.</p> <p>4 The property list is pretty extensive. Bear with me. 5 It includes 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 6 2344, 2348 and 2408 North Bodine Street; 311 Diamond Street; 7 2219, 2231, 2233, 2335, 2250, 2301, 2303, 2437, 2439 North 8 Lawrence Street; 2453 and 2454 North Leithgow; 2017, 2019, 9 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2424 10 and 2426 North Orianna Street.</p> <p>11 Still going, bear with me; 1919 North Philip Street; 12 1702, 2047, 2112, 2128, 2132, 2142, 2146 and 2152; also, 13 2208, 2214, 2230, 2234, 2238, 2355, 2365, all on Third 14 Street; also including 2405, 2407, 2419, 2423, 2425 and 2433 15 North 3rd Street; 1820, 1943, 2236 and 2405 North 4th 16 Street; and finally, on Fifth Street, we have 1804, 1806, 17 2005, 2120, 2122, 2126, 2136, 2148, 2154 (sic), 2166, 2211, 18 2217 and 2225 North 5th Street. I hope I got all of that 19 right.</p> <p>20 The proposal was unsolicited and evaluate pursuant to 21 the disposition policy. Developer will be purchasing these 22 properties for \$75,000. The developer provided evidence of 23 private financing, remains in compliance and good standing 24 with the City of Philadelphia.</p>
<p>Page 71</p> <p>1 came through an unsolicited application, which the Land Bank 2 did not issue an RFP for these.</p> <p>3 MR. LAWRENCE: Thanks again, Madam Chair. So today 4 we're asking the Board to authorize the disposition of 75 5 lots in North Philadelphia which are east of Broad, to BMK 6 Properties, LLC.</p> <p>7 They are developing 77 mixed income homeownership 8 units. The entire proposal is for single-family units. 9 Eight of these affordable units will target households at or 10 below 60 percent of AMI with a maximum sales price of 11 \$199,990.</p> <p>12 There will be 13 affordable units targeting those at 13 80 percent of AMI, with maximum sales price of \$249,990, and 14 there will be 17 affordable units targeting those at or 15 below 100 percent of AMI, with maximum sales prices of 16 \$279,990.</p> <p>17 All of those affordable units, 38 in total, will be 18 two stories with basements containing 1,000 square feet; 19 three bedrooms and two bathrooms.</p> <p>20 All of those units will be eligible for the 21 Neighborhood Preservation Initiatives, Turn the Key program, 22 but the subsidy will be on a sliding scale accordingly.</p> <p>23 So again, it's a total of 38 affordable two-story 24 units. The remaining scope of the application includes 37</p>	<p>Page 73</p> <p>1 The proposal will be subject to an economic 2 opportunity plan and also subject to an irrevocable power of 3 attorney and right of reverter/re-entry.</p> <p>4 The sale of the units, again, affordable units will be 5 subject to use restrictions and income verifications, as a 6 Declaration of Restrictive Covenants will be placed on all 7 those affordable units so that they remain affordable for at 8 least 15 years. Thanks.</p> <p>9 CHAIR FADULLON: Thank you. Andrea, do we have any 10 comments from the public prior to the meeting on this item?</p> <p>11 MS. SAAH: Madam Chair, yes, we do, quite extensive 12 comments. I'll go through the individuals first. Andrea 13 Aponte Gardens. She lives in a lot nearby 2225 North Fifth 14 Street but not adjacent.</p> <p>15 She has been gardening on the lot and wants to acquire 16 it. It has been used to plant vegetables and trees. She 17 will not be able to attend today's meeting, but she wants to 18 purchase the lot in addition to several lots she's already 19 purchased from publicly owned properties that were adjacent 20 to her home. So she wants to purchase this one as well.</p> <p>21 David Oliver wrote regarding 2230 North Third Street. 22 He has purchased the home next door and would like to 23 purchase this lot. He wants to know what he needs to do in 24 order to be able to do so.</p>

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20 (74 - 77)

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<p>Page 74</p> <p>1 Erica Martinez wrote on behalf of her, I think it's</p> <p>2 her grandfather, Hector Perez, who lives at 321 West York</p> <p>3 Street and has been gardening on 2402 and 2404 North Orianna</p> <p>4 Street, which are around the corner from his home but not</p> <p>5 adjacent. He would like to be able to purchase them after</p> <p>6 maintaining them for many years.</p> <p>7 Josio Vasquez Avila (phonetic), I hope I pronounced</p> <p>8 that correctly, is the owner of the property, the home next</p> <p>9 door to 2453 North Lithgow Street. He and previous owners</p> <p>10 have been using it and he would like to purchase it and keep</p> <p>11 it as a side yard. He says he sent in an application in</p> <p>12 June and then one on line. They were using this lot for</p> <p>13 family barbecues and to allow their child to play safely.</p> <p>14 Next we have Ruben Benamara from KIDDMA LLC, a real</p> <p>15 estate -- chief operating officer of KIDDMA LLC, a real</p> <p>16 estate developer, and they own properties near to North</p> <p>17 Fifth Street properties on the list.</p> <p>18 They own properties at 1808-10 Germantown Avenue, and</p> <p>19 they want to acquire some of the nearby parcels and develop</p> <p>20 affordable real estate.</p> <p>21 And then lastly is Vanessa Calucci (phonetic). She is</p> <p>22 writing on behalf of the residents of neighborhoods of the</p> <p>23 2200 block, 2300 block, and 2400 block of North Lawrence,</p> <p>24 North Lithgow, and North Orianna Streets, very strongly</p>	<p>Page 76</p> <p>1 disposition.</p> <p>2 They were -- shall I just read the letter or summarize</p> <p>3 it?</p> <p>4 CHAIR FADULLON: Whatever is easiest for you.</p> <p>5 MS. SAAH: Okay. I think it's just easiest for me to</p> <p>6 read it. Their opposition is based on the fact that APM's</p> <p>7 RCO was not notified of the proposed project and therefore</p> <p>8 community members affected by this proposed development did</p> <p>9 not have a chance to review the enclosed materials and voice</p> <p>10 their concern.</p> <p>11 I do want to point out that all RCOs are notified with</p> <p>12 the required 10-day advance notice, but not prior to it</p> <p>13 being placed on the agenda.</p> <p>14 Also, the units as designed set a significant marker</p> <p>15 upon the affordable units are they are drastically different</p> <p>16 from the proposed market rate units and don't fit within the</p> <p>17 dominating building typology of the community.</p> <p>18 They're saying that the affordable units' living areas</p> <p>19 are drastically undersized for families. The materials</p> <p>20 reflect unit set-asides -- poor materials -- for those at or</p> <p>21 below 80 percent of AMI but they believe pricing of these</p> <p>22 units is high and they don't reflect the reality of people's</p> <p>23 security easement that's without a down payment subsidy.</p> <p>24 Regarding the Turn the Key program, they're concerned</p>
<p>Page 75</p> <p>1 opposed to this development.</p> <p>2 They're worried about the gentrification of their</p> <p>3 neighborhood leading to more break-ins, carjackings and</p> <p>4 robberies. They're concerned about the aging infrastructure</p> <p>5 in the area and how it may cause, the development may cause</p> <p>6 issues with electric, gas and water.</p> <p>7 Quality of life for residents, they're concerned about</p> <p>8 it being downgraded due to construction noise, dirt, and</p> <p>9 street obstructions, and interrupting people who need to</p> <p>10 sleep during the day.</p> <p>11 They're concerned about the removal of scarce green</p> <p>12 space and trees for residents who walk their dogs, children</p> <p>13 who play, and for residents who don't have yards; concerned</p> <p>14 about overcrowding in the neighborhood. Parking is already</p> <p>15 an issue with the opening of a recent bar, and that people</p> <p>16 are having trouble with parking at night.</p> <p>17 And then concern about neighborhood stray cats being</p> <p>18 affected by construction. And basically they want to keep</p> <p>19 their neighborhood how it has been, and don't want to see it</p> <p>20 changed the ways other parts of the city are changing. So</p> <p>21 they're asking the Board to deny this disposition.</p> <p>22 Next I will go on to the organizational responses we</p> <p>23 received, APN, Asociacion Puertorriquenos en Marcha --</p> <p>24 again, apologize for that pronunciation -- they oppose this</p>	<p>Page 77</p> <p>1 that community members living in this area will not qualify</p> <p>2 if they don't work for a city authorized agency.</p> <p>3 And then lastly, they're saying the community has been</p> <p>4 saturated with significant market rate condominiums and</p> <p>5 single-family market rate rates and existing residents are</p> <p>6 being forced to relocate since opportunities for purchasing</p> <p>7 a home do not exist.</p> <p>8 We don't believe that 21 units set aside for those at</p> <p>9 80 percent or below, that this is sufficient because of the</p> <p>10 high concentration of market rate units in this project and</p> <p>11 other for-profit developers who have secured Land Bank</p> <p>12 properties. So they're priced out of reach of many</p> <p>13 residents within the community. This comes from Manuel</p> <p>14 Delgado, COO of APM.</p> <p>15 MR. RODRIGUEZ: So if could just add, before you move</p> <p>16 on, I just want to underscore to the Board that this</p> <p>17 developer did have meetings with the community and there was</p> <p>18 an extensive back and forth about the project design, so I</p> <p>19 just wanted the Board to understand that, that there was a</p> <p>20 community meeting and that that requirement was met, and</p> <p>21 there was extensive back and forth. So proceed, Andrea.</p> <p>22 MS. SAAH: Thank you. Thank you for that</p> <p>23 clarification. Next is Will Gonzalez from CEIBA</p> <p>24 Philadelphia. He is the executive director of CEIBA and he</p>

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Board of Directors Meeting

21 (78 - 81)

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<p>Page 78</p> <p>1 is requesting the Board to not approve the disposition, 2 saying that this land is in one of the gentrified 3 communities in the country.</p> <p>4 Philadelphia has the fourth highest level of Hispanic 5 displacement and number of neighbors gentrified in the U.S. 6 according to a National Community Investment Coalition 7 report.</p> <p>8 And he said the majority of Latino live in eastern 9 North Philadelphia, the area where the above listed parcels 10 of land are located.</p> <p>11 They want to ensure that all remaining parcels in 12 these neighborhoods be preserved for affordable housing 13 development in the range of 80 percent of AMI or below. 14 This includes all of the 75 parcels of land required by BMK 15 Properties.</p> <p>16 He goes on to talk about different reports from 17 Harvard University's Joint Center for Housing Studies, about 18 the affect of COVID on populations most affected by the 19 pandemic and its lasting economic and public health effects, 20 and that the Land Bank has enormous power and responsibility 21 to address this issue; that there is a great amount of 22 market pressure in this area of the city, which is coupled 23 with the city's aging housing stock and high levels of 24 poverty, and so that this creates a pressing need for the</p>	<p>Page 80</p> <p>1 and CEO of Esperanza, which is a community based 2 organization in the Hunting Park neighborhood of North 3 Philadelphia. He is asking that the Land Bank address the 4 affordable housing need for households making \$50,000 or 5 less in the city, and that Latinos have the highest poverty 6 rates in the city and are disproportionately affected by the 7 shortage in affordable housing.</p> <p>8 He states that the proposed disposition would award 9 only eight of 75 units to families with incomes at or below 10 60 percent of the area median income in neighborhoods where 11 the median income is as low as \$27,000, which is a 2021 12 figure, which is roughly 30 percent of AMI.</p> <p>13 And he is asking that development of market rate 14 housing should be capped. New projects should be required 15 to allot a greater number of properties for households 16 making 60 percent of AMI or lower, and a minimum quantity of 17 units should be reserved for 30 percent of AMI households, 18 reflecting the median income in these neighborhoods.</p> <p>19 And he's also asking for the Land Bank to expand its 20 partnerships with community development corporations who are 21 seeking to develop this very low income affordable housing.</p> <p>22 Next is Norris Square Community Alliance. Michelle 23 Carrera Morales, executive director of Norris Square 24 Community Alliance, submitted a letter opposing the</p>
<p>Page 79</p> <p>1 Land Bank to preserve quality affordable housing options; 2 and that for real affordable housing such as for LIHTC or 3 Low Income Housing Tax Credit projects, those require a 4 three- to five-year timeline for site control to completion 5 and occupancy, and those are generally rental projects.</p> <p>6 Community members including CDCs in eastern North 7 Philadelphia share the sense of urgency, that they're trying 8 to do all they can to preserve and develop land for 9 affordable housing, so they wish to have all of these set 10 aside for affordable housing development at or below 80 11 percent of AMI.</p> <p>12 They're stating that they oppose this disposition to 13 BMK Properties because they claim that BMK did not 14 participate in a robust public engagement process on the 15 subject; that there was only one community meeting and it 16 took place on July 5, 2023 via Zoom with limited notice of 17 its occurrence; it was in English, no Spanish language 18 interpreter; and that less than 10 community members 19 participated.</p> <p>20 He goes on to ask that the Land Bank ensure 21 transparency, language access and equity in its processes, 22 including the public meetings, and welcomes the opportunity 23 to discuss this matter further.</p> <p>24 Next is Esperanza, Reverend Luis Cortez, Sr., founder</p>	<p>Page 81</p> <p>1 disposition, stating that not only has the community had to 2 deal with drug epidemic, crime, lack of city resources, 3 gentrification, rocketing real estate taxes, and property 4 damages from adjacent property construction, but they now 5 also face the risk of losing their homes due to displacement 6 from aggressive housing construction throughout the 7 neighborhood.</p> <p>8 She is asking that -- they oppose this proposed 9 conveyance and they ask that the Land Bank preserve all 10 parcels within the Norris Square boundaries for affordable 11 housing below 80 percent of AMI. Attached to the letter 12 were petitions with 51 signatures from community members.</p> <p>13 Next to last is Norris Square Community Action 14 Network, NSCAN, and this letter was addressed to the 15 councilwoman for the Seventh District, Quetcy Lozada.</p> <p>16 They're writing on behalf of the Norris Square 17 Community Action Network. They are concerned that because 18 the project would prioritize city workers, there's no 19 guarantee that eligible area residents would benefit.</p> <p>20 They would like the majority of housing on public 21 lands, to be developed on remaining public lands to be 22 targeted to low- and moderate income people residents and 23 those living in the periphery of their RCO boundaries.</p> <p>24 They are concerned that the number of affordable homes</p>

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Exhibit A continued

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<p>Page 82</p> <p>1 is inadequate. Twenty-two would be for people making 2 between 60 and 80 percent of AMI. Fifty-five would go to 3 those making \$85,000 to \$114,000 and up.</p> <p>4 So then they also talk about the homes that would be 5 just within their geographic area. They would receive 29 6 homes of the 77 which is now 75. Ten would be offered at 80 7 percent of AMI and not one at 60 percent of AMI, while 19 8 would be offered at 100 percent of AMI, at market rate.</p> <p>9 They oppose the Riverwards Group's proposal of BMK's 10 because they believe it would result in a less affordable 11 neighborhood because it would bring in people who -- it 12 wouldn't be affordable to local residents, and they would be 13 forced out.</p> <p>14 Apparently the developer presented four alternatives 15 at a meeting on August 3rd. They believe that those would 16 not be acceptable because they don't increase the number of 17 homes at the lower AMI levels.</p> <p>18 They're also saying that no single-family development 19 targeted at low- or moderate income people between 40 and 60 20 percent of AMI is being built in the area, whereas over 700 21 market rate rental units have been added in the census tract 22 she references earlier in her letter.</p> <p>23 So she claims that these developments are causing 24 profound shifts in the area, and they're very unhappy with</p>	<p>Page 84</p> <p>1 The price points are supposed to align with the market here, 2 so right now, houses of similar scale on the market rate 3 side are selling between \$350,000 to \$450,000, depending on 4 finishing and lot location.</p> <p>5 MR. KOONCE: So when you looked at your evaluation of 6 the project, what price point did you use?</p> <p>7 MR. LAWRENCE: \$400,000.</p> <p>8 MR. KOONCE: Thank you.</p> <p>9 MR. LAWRENCE: You got it.</p> <p>10 CHAIR FADULLON: Andrew?</p> <p>11 MR. GOODMAN: Thank you, Madam Chair. Sadly, I do 12 have to depart the meeting early because of another 13 commitment, but did want to just ask a point of 14 clarification on the community outreach requirements, since 15 I know that is a relatively new kind of addition and a good 16 addition that Land Management staff has started adding to 17 kind of large land development disposition applications like 18 this one.</p> <p>19 It looks like in this scenario, I couldn't look up 20 every single address because there's a lot of them, but it 21 looks like there are some -- the RCO map includes multiple 22 different RCOs, one to three it sounds like, depending on 23 the address. It looked like the map shifted a little bit.</p> <p>24 So what are the instructions that staff give to</p>
<p>Page 83</p> <p>1 the current housing landscape, and they want the Land Bank 2 to push harder for more affordable housing with developers 3 they're working with in creating real, permanent 4 affordability.</p> <p>5 I just want to mention, all of these letters, which 6 are quite lengthy, have been shared with the Board and will 7 be included in the minutes.</p> <p>8 And then lastly, from Patricia DeCarlo, speaking on 9 behalf of the Zoning and Planning Committee of the Norris 10 Square Community Alliance RCO, also wrote a letter to the 11 councilwoman, Quetcy Lozada, opposing this development for 12 very much the same reasons that have already been mentioned, 13 because there just aren't enough really affordable homes, 14 and they don't want the Land Bank to continue to be, as they 15 say, the main facilitator of lands to gentrifying 16 developers. I think I will end with that.</p> <p>17 CHAIR FADULLON: Thank you, Andrea. Good work getting 18 through it all.</p> <p>19 Any questions or comments from the Board on this item? 20 Go ahead, Mike. Mike, you're muted.</p> <p>21 MR. KOONCE: What are the price points for the 37 22 market rate units?</p> <p>23 MR. RODRIGUEZ: Jessie?</p> <p>24 MR. LAWRENCE: Sorry, I had to get myself off mute.</p>	<p>Page 85</p> <p>1 applicants in situations like this? Is it to follow the 2 requirements that are similar to what the Zoning Board 3 requires for zoning variances? That's a kind of baked-in 4 notification process in the Code. Is it slightly different? 5 I just wanted to ask that clarification question.</p> <p>6 MR. LAWRENCE: So basically we issue a package, 7 Andrew, in response to appreciations that specify -- well, 8 it provides a cover letter. It provides a template for 9 notification if in fact the developer needs it.</p> <p>10 It also provides a summary sheet of sorts that allows 11 for one to list who was present in terms of RCOs, reconfirms 12 the scope as reviewed and specified, or as reviewed on our 13 end. We also, when we send notifications -- not 14 notifications -- when we send the package out, we notify 15 them of the different RCOs in the capture area.</p> <p>16 As you might know, that has kind of been a bit of an 17 evolving kind of refinement in terms of our community 18 outreach, and you know, we did initially start by specifying 19 who the point of contact should be on the RCO side.</p> <p>20 We have found in certain areas that that's not 21 necessarily something that was conducive to the process, so 22 what we do is we outline who all the RCOs are in the area 23 without specifying one to target specifically.</p> <p>24 So the developer pretty much casts a net. They reach</p>

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<p>1 out to the RCOs respectively, whoever's agenda they can get 2 on if possible. They take advantage of that. 3 If in fact they tap on the shoulder of an RCO to 4 utilize the space for convening a meeting, they do that as 5 well, but it could be kind of a combination of those 6 efforts. 7 But essentially we're not specifying who should be 8 targeted. We're just notifying them of who and what, what 9 catchment of RCOs the application actually applies to. 10 MR. GOODMAN: So requiring outreach to all RCOs but 11 not like specifically assigning one, like not isolating one 12 specific RCO, but requiring outreach. 13 MR. LAWRENCE: That would be correct. 14 MR. GOODMAN: Got you. 15 MR. LAWRENCE: That would be correct. 16 MR. GOODMAN: Thank you, and sorry to have to leave 17 early. 18 CHAIR FADULLON: No problem. Mike Johns? 19 MR. JOHNS: Question. Where does the council member 20 stand on this project? 21 MR. RODRIGUEZ: We have not received feedback from the 22 councilperson on this development. 23 CHAIR FADULLON: Any other questions from the Board 24 before we go to public comment?</p>	<p>Page 86</p> <p>1 inventory to build real affordable multi-family rental 2 units, and yes, also homes, priced according to local 3 community needs. 4 As many others have said before me, what the Land Bank 5 and Boards assign as affordability is not what affordability 6 looks like in our community. 7 For this reason, we ask today for a moratorium on the 8 transfer of any additional lots in the Land Bank's 9 portfolio, including denying applications that individuals 10 who own a property adjacent to these lots, even if the 11 proposed use is for a side or back yard. 12 City land is our only natural resource, our raw 13 material to expand the supply of affordable housing. Thank 14 you. 15 CHAIR FADULLON: You have some more folks? 16 MS. GILES: This is Talia Giles again. I'm going to 17 share my comments. So again, I'm the director of the Philly 18 Liberation Center, located on Susquehanna Avenue in the 19 Norris Square community. 20 I am here to speak against approving the Riverwards 21 Group's project. Currently we know of many families living 22 with relatives in doubled-up conditions. 23 Although this is anecdotal accounts, we are seeing how 24 the situation is becoming more widespread across the</p> <p>Page 88</p>
<p>(No response.)</p> <p>CHAIR FADULLON: All right. Once again, we have a lot of members of the public that want to speak to this item, so folks will be allowed to speak once, but we want to hear what you have to say, and so let's start with Talia Giles. And if I'm mispronouncing anybody's name, I apologize. MS. GILES: Good afternoon. My name is Talia Giles. I'm the director of the Philadelphia Liberation Center, and we actually have over 20 members of the community here on behalf of Norris Square Community Action Network and also volunteers of the Philly Liberation Center, so I do ask that you allot for four people to speak from the group who are here with us. So I'm actually going to pass it to Kayla Trimble first, who is a volunteer here at our Philly Liberation Center. MS. TRIMBLE: Hi, good afternoon. My name is Kayla Trimble. I am a volunteer speaking on behalf of the Philadelphia Liberation Center which is located in the Norris Square neighborhood. We join our neighbors today in saying no to this Riverwards project. Given the shortage of affordable housing in our area, the only acceptable step for Land Bank officials would be to reserve the lots that remain in its</p> <p>Page 87</p>	<p>neighborhood, pointing to an emerging crisis.</p> <p>These are individuals with very little disposable income and few savings to afford purchasing a house. We submit to you that any housing to be built on city-owned land must also include multi-family rental units to prevent these individuals from becoming the new homeless, and that the bulk of units should benefit people with incomes below 60 percent of AMI. The share of apartments on the market that are affordable to households with incomes at 60 to 80 percent of the area median income has fallen in our area over the past years. There is nothing available, only bedrooms at \$1,400 and two bedrooms at \$1,700 and up, while tens of thousands of people wait for a housing voucher. Pardon the cliché, but to us, the disproportionate number of housing that is market rate and up in the scenario we have now is a weapon of mass displacement for us. We are here and we want to stay. That is why we oppose this and any project on city land that does not provide for a majority share of real affordable units. CHAIR FADULLON: Thank you. Do you have other folks there with you? MS. PIMENTEL: Good morning or good afternoon to</p> <p>Page 89</p>

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<p>1 everyone, and thank you for the opportunity to present 2 today.</p> <p>3 THE REPORTER: Excuse me. I apologize. This is the 4 court reporter. I am not able to hear.</p> <p>5 MS. PIMENTEL: Can you hear me now? Hello?</p> <p>6 THE REPORTER: No, I'm afraid not. Can you get closer 7 to the microphone, please?</p> <p>8 MS. PIMENTEL: Okay. Can you hear me now? Hello?</p> <p>9 THE REPORTER: That's a little better.</p> <p>10 MS. PIMENTEL: Okay. Good afternoon. Thank you for 11 the opportunity to present today. My name is Nilda 12 Pimentel. I'm here representing the Norris Square Community 13 Alliance Network, the RCO.</p> <p>14 Our group is composed of homeowners, renters, as well 15 as various small business owners. As was mentioned before, 16 we are joined by a group of our residents, members of our 17 association, and we want to express our opposition to the 18 Riverwards Group project.</p> <p>19 I would not want to restate the obvious. I don't want 20 to be redundant, but I think it's important to highlight the 21 main opposition that we value partnerships with our 22 developers. We don't disparage that they play an important 23 role on specific projects.</p> <p>24 We also do so bearing in mind that city workers also</p>	<p>Page 90</p> <p>1 And one of the most striking changes that we have seen 2 based on the data from the U.S. Census, and also the 3 reporting mapping system, is that the demographic 4 indicators, the median family income in all of our census 5 tracts have skyrocketed within a three-year period, for the 6 years 2020 to '23 as the share of households with children 7 has fallen, and the Latino and black population has shrunk.</p> <p>8 We can go into a litany to lay out the problems 9 associated with this kind of drastic changes that we have 10 undergone as a community, the development that has swept 11 through our community in recent years, the rise in rents, 12 the developments, the tenant harassment, the fleeing of 13 properties, and all the businesses, restaurants and hair 14 salons, all are prices completely, completely out of reach 15 to the average resident.</p> <p>16 In the Norris Square neighborhood, this market rate 17 development has not worked because it has failed to expand 18 the stock of affordable housing, and what is worse, it has 19 deepened the displacement pressures.</p> <p>20 So how do you manage this kind of disruptive change? 21 How do you undo the damage, if it's not by saying there are 22 city lots that you have in your portfolio.</p> <p>23 So we submit to you that there is not by inviting real 24 estate developers to help dictate what a neighborhood will</p>
<p>1 need affordable housing, and we also recognize that 2 diversity is helping the community to thrive.</p> <p>3 Our opposition to this project stems from the number 4 of new affordable houses that this project would generate, 5 the scale that this project will most likely have, namely 6 adding more pressure to areas already saturated with market 7 rate units, no guarantee that local people will benefit from 8 the Turn the Key program.</p> <p>9 And most objectionable to us is using city land for 10 this project, which is the only resource that we have 11 available to expand and provide real affordable housing.</p> <p>12 So our RCO cannot support the Riverwards plan for 13 those reasons. But I want to bring to your attention the 14 following point. As the number of these type of homes 15 proposed by Riverwards at 100 percent of AMI, the bulk of 16 them at 100 percent of AMI and market rate, which is 17 whatever the market can bear, continue to proliferate all 18 over our area, it will make it more difficult for low- and 19 moderate income folks who are still living here while 20 maintaining what is culturally unique to this neighborhood.</p> <p>21 We do not see this project in isolation to what is 22 happening in our area. Rather, we view it in the context of 23 the issue of gentrification which, yes, we have to admit, it 24 has clashed, it has raised in dimension since the epidemic.</p>	<p>Page 91</p> <p>1 look like. That is a classic way of successfully 2 gentrifying an area.</p> <p>3 We have to stop using arguments of supply and demand 4 to make housing more available for high income earners. We 5 say no to using public land for this project or for any 6 other project, in particular a project that are not going to 7 provide housing for people with incomes between 60 and 80 8 and multi-family housing, for --</p> <p>9 CHAIR FADULLON: Ms. Pimentel, I've got a lot of folks 10 to get through, so I'm going to need you to wrap up, please.</p> <p>11 MS. PIMENTEL: Thank you.</p> <p>12 CHAIR FADULLON: Thank you. We have one more to -- 13 did we hear from three people or did we hear from all four? 14 (No response.)</p> <p>15 CHAIR FADULLON: Hello? 16 (No response.)</p> <p>17 CHAIR FADULLON: All right. I'm going to go to Judith 18 Robinson, the next one on the list.</p> <p>19 MS. ROBINSON: Thank you. I'm going to like actually 20 thank you for the opportunity. You know, public 21 participation is very important. Even with all of you all 22 together there, you've got to listen to the people.</p> <p>23 So in that regard, I want to comment the Latino 24 community. I hope other communities take a page out of</p>
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<p>Page 94</p> <p>1 their book, all on the same page, saying, hey, no.</p> <p>2 So then what I want to ask out, the price --</p> <p>3 (inaudible) -- for \$75,000, is what I'm hearing. And then</p> <p>4 affordability, if it was affordable, why do you got to use</p> <p>5 99 different subsidies?</p> <p>6 You all know I'm a real estate professional and I do</p> <p>7 everything I can to make sure people purchase houses. But</p> <p>8 you know, we've got to be realistic.</p> <p>9 We always pre-approve people. We pre-qualify them</p> <p>10 even before then. And I'm saying, you're really creating a</p> <p>11 time bomb, because look at the foreclosure list. As we talk</p> <p>12 about affordability, obviously it's not so affordable when</p> <p>13 you look around and see these properties coming back on the</p> <p>14 market as foreclosures five years, seven years, and less, so</p> <p>15 that's even hard for the resale market of those</p> <p>16 foreclosures.</p> <p>17 I'm just going to say, with all of this increase in</p> <p>18 density, I'm asking again for traffic studies and parking</p> <p>19 studies, especially west of Broad Street. People are now</p> <p>20 parking on our sidewalks. Please. Thank you.</p> <p>21 CHAIR FADULLON: Thank you, Ms. Robinson.</p> <p>22 And we've heard from Michelle Carrera already, and so</p> <p>23 we're going to go to Rafael Alvarez Febo.</p> <p>24 MR. FEBO: Hi, everyone. Can you hear me?</p>	<p>Page 96</p> <p>1 that can afford that. I can't afford that, right? So I</p> <p>2 think the Land Bank really needs to pause on this project.</p> <p>3 We oppose it. I think the community is pretty much in</p> <p>4 concert on this.</p> <p>5 But you know, the Land Bank has to evaluate if it</p> <p>6 should be in the business of market rate housing. I don't</p> <p>7 think it should be. The market is doing that on its own in</p> <p>8 the Norris Square area, and the Land Bank and the city</p> <p>9 asset, which is our land, which is acquired using city tax</p> <p>10 dollars, my tax dollars, our tax dollars, should not go to</p> <p>11 subsidize private development. So that's my comment on</p> <p>12 that.</p> <p>13 CHAIR FADULLON: Thank you. And next we have David</p> <p>14 Oliver.</p> <p>15 MR. OLIVER: Good morning. I'd like to thank you all</p> <p>16 for holding this meeting. My question, I have a two-part</p> <p>17 question. Given the magnitude of this project, has the</p> <p>18 developer decided which parcels will be at full market rate</p> <p>19 value and which ones will be at 100 percent AMI and so forth</p> <p>20 and so on? And that's my first question.</p> <p>21 And my second question is, if it is being that a</p> <p>22 certain parcel will be sold at full market rate value, would</p> <p>23 the community who -- anyone in the community interested in</p> <p>24 purchasing the property, being though it will be sold at</p>
<p>Page 95</p> <p>1 CHAIR FADULLON: Yes, we can. Go ahead, please.</p> <p>2 MR. FEBO: All right. Hi, members of the Board. My</p> <p>3 name is Rafael Alvarez Febo. I'm actually a resident of the</p> <p>4 neighborhood. For transparency, I'm the vice-president of</p> <p>5 advocacy and community development for Esperanza, a CDC in</p> <p>6 the neighborhood.</p> <p>7 I'll be concise with my statement. When the Land Bank</p> <p>8 was started -- and it was started out of a lot of advocacy.</p> <p>9 I was in Council Member Sanchez's office during this time.</p> <p>10 There was a lot of advocacy about getting people from</p> <p>11 Philadelphia, average citizens, access to land and</p> <p>12 affordable housing.</p> <p>13 The Land Bank should not, I repeat, should not have</p> <p>14 any say in building market rate housing. It is not just.</p> <p>15 It is something that accelerates gentrification in our</p> <p>16 community.</p> <p>17 I read your report from 2019. The Seventh Council</p> <p>18 District had the highest burden for rents at 40 percent.</p> <p>19 Post-COVID, I am certain that that number has become worse.</p> <p>20 So we're experiencing a lot of market pressure in the</p> <p>21 Norris Square neighborhood. I live there. The fact that 51</p> <p>22 percent of this project would be market rate at \$400,000 is</p> <p>23 appalling.</p> <p>24 That number, there's very few people in our community</p>	<p>Page 97</p> <p>1 full market rate value, would they have an opportunity to</p> <p>2 purchase that parcel? Thank you.</p> <p>3 CHAIR FADULLON: Mr. Lawrence, are you able to answer</p> <p>4 that?</p> <p>5 MR. LAWRENCE: So I think I got the first couple of</p> <p>6 questions. One, the properties have been identified for</p> <p>7 which ones were affordable and which ones were not.</p> <p>8 I think I missed your second question, though, Mr.</p> <p>9 Oliver. I'm sorry. Would you mind repeating it?</p> <p>10 MR. RODRIGUEZ: The question is, for the market rate,</p> <p>11 will residents in the area be able to apply and purchase the</p> <p>12 property. And the answer is yes.</p> <p>13 CHAIR FADULLON: Right. I am going to go back to</p> <p>14 Michelle Carrera. I misspoke. I thought that she had</p> <p>15 already spoken, but I was incorrect. So if we could get Ms.</p> <p>16 Carrera back on?</p> <p>17 MS. CARRERA: Thank you. Good afternoon. We already</p> <p>18 sent a letter opposing this project. I think for us, the</p> <p>19 decisions that the city has taken both on the general board</p> <p>20 to approve market rate projects and the Land Bank is</p> <p>21 resulting in an intentional displacement of minority</p> <p>22 communities in our neighborhood.</p> <p>23 This is not affordable housing. And I also invite the</p> <p>24 Board to question the market rate number that was provided</p>

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<p>Page 98</p> <p>1 here, because the market rate units, I noticed are not 2 selling for \$400,000. They're selling for five and six 3 hundred thousand dollars.</p> <p>4 So my concern is that the numbers that are being 5 presented in here are being presented to downgrade the 6 effect of this project in the community.</p> <p>7 These are 75 lots given away basically for \$1,000 with 8 the excuse of providing eight units below 60 percent AMI, 9 which is unacceptable.</p> <p>10 We as well as all the CDCs are asking for every land 11 that remain below Lehigh to be preserved for affordable 12 housing below the 60 percent AMI, because the rate of the 13 market rate units that have been approved on regular land at 14 this point is displacing the community and creating an 15 imbalance. It's eradicating the natural occurring 16 affordable housing in the neighborhood.</p> <p>17 So this assessment of this project is completely 18 opposed by the community. Angel said that we had a lengthy 19 community engagement process. That lengthy community 20 engagement process translate to two meetings, one with NSCAN 21 and one with NSCA.</p> <p>22 In the NSCA meeting, less than ten people 23 participated. It was a Zoom meeting. It didn't have a lot 24 for the magnitude of this project. It didn't have enough</p>	<p>Page 100</p> <p>1 meeting agenda.</p> <p>2 Again, I apologize to those of you who took time away 3 from your busy schedules to come and testify today. With 4 that, even though we don't have a quorum, if anybody has any 5 old business or other business that they'd like to approach 6 the Board about, not related to this item, I'm happy to 7 listen to that right now.</p> <p>8 I'm going to give it a minute to let those who came to 9 speak on the agenda item that were just discussing, if you 10 could put your hands down, because we'll have to hear that 11 testimony at the next meeting, and just those who may wish 12 to approach the Board about any prior business or brand new 13 business, thank you.</p> <p>14 I'm going to go to Ms. Cummings again with the 15 Strawberry Mansion Community.</p> <p>16 MS. CUMMINGS: Hi. Hi again. I was in earlier 17 speaking to the agenda of July, and there were some 18 resolutions, resolution amending Resolution 2015-11 to 19 authorize an increase in the upper limit of the executive 20 director's contract authority, resolution delegating 21 authority to approve the substitution of developer entities 22 for Board approved dispositions under certain terms and 23 conditions, resolutions amending 2017-45 to update the names 24 and titles of the individuals currently designated as</p>
<p>Page 99</p> <p>1 time for us to have the community engagement and when we 2 went out to the community, the community opposed it.</p> <p>3 And we were very clear to the developer when he met 4 with us that we were opposing this project, so the concern 5 that the community engagement cannot be a check box that the 6 developer come back to this background and say, "I spoke to 7 the community, please check that box," if the community is 8 saying no to the project and the developer keep moving 9 forward. Thank you.</p> <p>10 MR. JOHNS: I apologize. I have to leave.</p> <p>11 CHAIR FADULLON: So I'm just going to say, I think 12 that means that we now have five members. We no longer have 13 a quorum for the Land Bank Board, which means -- I will 14 defer to Andrea here -- but I believe that means that we can 15 no longer conduct any business, which means we will have to 16 pause at this item here and hear it on our next agenda, 17 because we are not able to conduct any business with only 18 five members of the Land Bank Board.</p> <p>19 I apologize to all the members particularly of the 20 community who took time out of their busy days and their 21 busy schedules to come and testify on this item.</p> <p>22 Unfortunately, it's beyond sort of my control about how 23 we're going to have Board members and their availability, 24 but we should be able to get to this agenda item on our next</p>	<p>Page 101</p> <p>1 authorized persons, and resolutions delegating authority to 2 approve price increases for affordable homes to be built for 3 Board approved disposition.</p> <p>4 But I wanted to comment on transferring power to a 5 single entity, and in this case it's the executive director. 6 It's dangerous. It disenfranchises communities. It's 7 lacking in transparency, and it can be abused, 8 misappropriated, and can contribute to fraud.</p> <p>9 We're asking that these resolutions be rescinded and 10 the right to come before the citizens of Philadelphia be 11 restored.</p> <p>12 With Philadelphia's present history of 13 misappropriation and abuse of funds and power, the citizens 14 of the city should have to -- should not have to, three 15 minutes from now or three years from now, learn that this 16 was fraud, abuse, and this executive director's power of 17 changing the vote for entities, etcetera.</p> <p>18 Also, if the executive director has already exercised 19 this power, that he notify the public of such changes.</p> <p>20 Further, it's dangerous because the land bills also go to 21 PHFA for tax credits, and can get put under new names, new 22 developers, and in shorter time periods.</p> <p>23 Fees and costs should be clearly thought out and 24 should be always brought for public comment. These</p>

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<p>Page 102</p> <p>1 resolutions are not transparent or create the lack of 2 transparency, and will cause major problems now and in the 3 future. 4 And even the conversation in July around these matters 5 was not very clear. So I just wanted to address that, 6 because the communities -- PHFA gets involved in your Land 7 Bank dispositions. 8 And when we don't even know that the executive 9 director has transferred or allowed a transfer of some 10 naming of a developer or price increases, we can't even do a 11 Right to Know. 12 So this process is lacking in transparency and is very 13 dangerous because we have very difficulty and the 14 communities are very -- don't have the resources. 15 And I don't know if you've ever had to do a Right to 16 Know, but it's very complex and it's very specific. So we, 17 you know, are trying to figure out who even the developer 18 is, what is the name of the project. We lose as a community 19 and we get snowballed with development that we really did 20 not want our state senators to approve in tax credit, state 21 level tax credit deals that came out of the Land Bank. 22 Also, I just wanted to comment on, back in April, you 23 had an amended process for a development in Strawberry 24 Mansion and we did ask when we came to you several years ago</p>	<p>Page 104</p> <p>1 our support or without comment, and nobody bothered to 2 really want to know what was, what's going on in that 3 community that, two years later this development would come 4 back and we would pass this land out. 5 So I really would hope that you would rescind those 6 resolutions from July. I think Mr. Rodriguez is in a very 7 dangerous position. I think that his ability to give and 8 change things without any public comment or without the 9 Board will ultimately end up misappropriated. So thank you 10 for allowing me to speak. 11 CHAIR FADULLON: Thank you, Ms. Cummings. And next 12 I'm going to go to Will Gonzalez, who is listed as Edmund 13 Mierkle (phonetic). 14 MR. GONZALEZ: Thank you very much. I'm sorry, I'm 15 using my legal intern's link to connect to the meeting. I 16 just wanted to first of all, you know, acknowledge Ms. 17 Fadullon. I know you stepped down and it's good to see that 18 you hopefully will still with the Land Bank and acknowledge 19 all you've done for affordable housing in the area. 20 That said, I want to highlight, as we enter into a 21 transition year in the next few months, about the legacy of 22 this Board, and hoping that this Board will set its legacy 23 as one not as having fueled gentrification but of making it 24 possible still for CDCs to have access to public land to do</p>
<p>Page 103</p> <p>1 that -- and it was not passed out for 69 properties, which 2 -- 69 property development, which is about 23 parcels plus, 3 would be transferred to a developer for \$14.00, and enslave 4 a black community for 99 years. 5 So you've sent -- put it on some type of amended 6 process which we missed as the community, but I wanted to 7 bring it up because it's not a development that we want, and 8 the community meeting process was not satisfied because 9 there were a lot of disagreement as to the 69 property 10 proposal. 11 So I just want to say to the Land Bank that, you know, 12 many of the communities don't have the resources to go to 13 court. We can't hire lawyers. But we do depend on the 14 integrity of the Land Bank members, PHA board, PHFA Board, 15 the Zoning Board and all of the people to understand the 16 health, welfare and safety aspect of what we also are 17 challenged with. 18 So now we have to try to track down what is even the 19 status of these parcels that you transferred for the 3000, 20 3100, 3200 blocks of York Street, the 2400, 2500 blocks of 21 31st Street, so that we can, you know, try to save our 22 pocket parks that are also a part of this land, and you all 23 were aware of the coming together that we were in the 24 community and then two years later you passed it out without</p>	<p>Page 105</p> <p>1 development. 2 As you know, the process of development takes three to 3 five years, so it's an unfair competition, especially in 4 those areas that are already saturated by market forces. 5 And we congratulate those private developers who are 6 doing 1,600 units so far or more. God bless them. But at 7 the same time, leave something for the community based 8 organizations to develop. 9 The Strategic Plan? Beautiful, a lot of stuff. You 10 are a strategic catalyst for affordable housing. Please, I 11 know that I'm down now to three Board members and may be 12 preaching to the choir, but we need your help. 13 And you are there to vote. So you can vote no. And 14 so I hope that as you look at what remains of your time, to 15 take advantage of this opportunity for your legacy. 16 And I also would like that to go for my friend, Angel 17 Rodriguez, as maybe he also looks at where he's going. Help 18 us. We can do this. We're not asking for favoritism. 19 We're asking for a chance. 20 If you can preserve the land that is available still 21 in these areas that are rapidly gentrifying for affordable 22 housing development, it would be great. 23 So thank you for your service, and please leave on a 24 good note. Thank you.</p>

LEXITAS

Exhibit A continued

Board of Directors Meeting

28 (106 - 109)

9/12/2023

<p>Page 106</p> <p>1 CHAIR FADULLON: Thank you. And next we're going to</p> <p>2 go to Judith Robinson.</p> <p>3 MS. ROBINSON: Thank you all again, and I'm going to</p> <p>4 say quickly, Strawberry Mansion is on the same page</p> <p>5 regarding the 69 units and regarding those three</p> <p>6 resolutions.</p> <p>7 My colleague, Bonita Cummings, did an excellent job in</p> <p>8 explaining the concerns. I was taken aback to jump into the</p> <p>9 call in July and have you all go through those three bills</p> <p>10 that's giving all this authority to the executive director</p> <p>11 as we are transitioning in administrations and our counsel</p> <p>12 president, Darrell Clarke, is retiring.</p> <p>13 There's a lot of activity going on as he goes out the</p> <p>14 door. We're wishing him happiness in his future life, but</p> <p>15 we don't want a conflict.</p> <p>16 Like Ms. Bonita said, if we had money to sue, we would</p> <p>17 be suing about those 69 units that are being obfuscated</p> <p>18 through the governmental process.</p> <p>19 You all need to be clear, again, the gentleman before</p> <p>20 me mentioned, you know, your legacy, etcetera. You all are</p> <p>21 folks we like, you know. We want to be able to see you</p> <p>22 around town and go, hey, come have lunch with me or</p> <p>23 something, and not favoritism, but to say, you know, we're</p> <p>24 all in this together.</p>	<p>Page 108</p> <p>1 \$75,000, \$14.00 for 69 units. What are we doing here with</p> <p>2 government land, taxpayer dollars? Thank you all very much,</p> <p>3 and have a good week.</p> <p>4 CHAIR FADULLON: Thank you. Next we have Pat DeCarlo.</p> <p>5 Go ahead, Pat. You should be able to un-mute yourself.</p> <p>6 (No response.)</p> <p>7 CHAIR FADULLON: All right. Let's go to Zane Knight.</p> <p>8 MR. KNIGHT: Hi. Yes. My name is Zane Knight. I'm a</p> <p>9 resident of the 2000 of Howard Street. I'm new to these</p> <p>10 meetings so I don't understand like all the procedures and</p> <p>11 stuff, but I just want to like ask a couple quick questions.</p> <p>12 I was originally here for one of the agenda items, but</p> <p>13 I just wanted to ask a couple questions here at the end. As</p> <p>14 far as like when somebody like purchases like the land from</p> <p>15 you all, do you all get the money that is purchased, like</p> <p>16 does the Land Bank receive the money that the land is</p> <p>17 purchased for, or does that go to a different fund?</p> <p>18 MR. RODRIGUEZ: The Land Bank at closing, whatever the</p> <p>19 amount that was placed on the fact sheet, the offer price,</p> <p>20 we do receive those funds at closing, and it does go to the</p> <p>21 Land Bank.</p> <p>22 MR. KNIGHT: Okay. And like I plan on attending the</p> <p>23 next one so that I can speak about the agenda item that we</p> <p>24 left off on. May I ask like at that next meeting, like I</p>
<p>Page 107</p> <p>1 I'm a native of this town, so you know, nothing has</p> <p>2 gotten by me in all these years I've been around. So with</p> <p>3 all due love and respect, I say, what are you doing for</p> <p>4 real? What were those resolutions all about? It seemed to</p> <p>5 be kind of wrapping power all up into one person.</p> <p>6 No one of us is smarter than all of us. I'm always</p> <p>7 learning every day. It's no way I'm going to take a back</p> <p>8 seat because you all are on the Board together with these</p> <p>9 very interesting meetings.</p> <p>10 I think we need to revisit that 69 units as relates to</p> <p>11 PHA, and how land is being transferred and disposed from one</p> <p>12 agency to another.</p> <p>13 Maybe a lot of people don't watch these changes, but I</p> <p>14 certainly do. My community and Strawberry Mansion is</p> <p>15 certainly watching as we learn and have to do Right to Know.</p> <p>16 Sometimes they even take longer time to answer.</p> <p>17 So you know, we don't want to battle every turn. We</p> <p>18 have a happy life too. But it seems to me that with this</p> <p>19 land, it's going to be a major problem, because there's no</p> <p>20 way you can walk out the door, all of you all leaving, and</p> <p>21 then leave us with a hot mess.</p> <p>22 I'm again going to ask you all, because you have the</p> <p>23 power to do it, get us a traffic study. Get us a parking</p> <p>24 study before you keep increasing density, 79 units for</p>	<p>Page 109</p> <p>1 have like a few comments as well as a couple of questions.</p> <p>2 Like, is that acceptable?</p> <p>3 MR. RODRIGUEZ: You can submit them in writing and</p> <p>4 send them to Andrea Saah. They would be part of the record</p> <p>5 and also included at the next Board meeting. So the next</p> <p>6 Board meeting will have a lengthy minutes section in which</p> <p>7 case all commentary from today and all submitted written</p> <p>8 testimony will be included in the minutes.</p> <p>9 And if you supply that to Ms. Saah, then it will then</p> <p>10 be included for the future Board minutes and all the Board</p> <p>11 members will receive your commentary.</p> <p>12 You are also welcome to speak at the Board meeting,</p> <p>13 and reiterate or expand on your commentary that you</p> <p>14 submitted.</p> <p>15 MR. KNIGHT: Okay. And when is that meeting?</p> <p>16 MR. RODRIGUEZ: That will be October 10, 2023, second</p> <p>17 Tuesday of October at 10:00.</p> <p>18 MR. KNIGHT: You said ten?</p> <p>19 MR. RODRIGUEZ: Correct.</p> <p>20 MR. KNIGHT: Okay. All right. I believe that was</p> <p>21 everything. Thank you so much, you know, for the</p> <p>22 opportunity and for the work you all are doing. I</p> <p>23 appreciate the time to speak as well as, you know, the time</p> <p>24 that you all took out of your days. As a steering committee</p>

LEXITAS

Exhibit A continued

Board of Directors Meeting
9/12/2023

29 (110 - 111)

1	member, I also, you know, I know how tedious, you know,	Page 110	
2	these can be and how much time everything takes, so I		
3	greatly appreciate your time and I hope to speak with you		
4	all again on this issue.		
5	CHAIR FADULLON: Thank you. Thank you, Mr. Knight.		
6	With that, we're going to end the meeting. I would call for		
7	a motion, but we can't even motion to adjourn at this point,		
8	so I think there's three of us, the last folks standing. So		
9	we'll see folks back in October. Thank you all. Thanks to		
10	everybody for your patience and for your willingness to		
11	participate. See folks in October. Thank you.		
12	(Whereupon, at 12:38 p.m., the proceedings were		
13	concluded.)		
1	C E R T I F I C A T I O N	Page 111	
2	I hereby certify that the foregoing proceedings, the		
3	Philadelphia Land Bank Board of Directors Meeting, were		
4	reported by me on September 12, 2023, and that I, John A.		
5	Kelly, read this transcript and attest that this transcript		
6	is a true and accurate record of the proceedings.		
7	By:		
8	John A. Kelly		
9	Court Reporter		

LEXITAS

Exhibit B

September 7, 2023

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 Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Strawberry Mansion CDC, with whom I my firm has a architectural consulting contract.

The Land Bank Board will discuss 1517 N. 33rd Street at its meeting to be held on September 12, 2023. My firm Mdesigns + MWJ Consulting LLC is contracted with the Strawberry Mansion CDC to develop designs for the properties at 1515 and 1517 N. 33rd Street as part of the proposed John Coltrane Cultural Arts Center.

Due to this conflict of interest, I must 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 1517 N 33rd Street. I must 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.

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 1517 N 33rd Street while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,



Michael Johns

Exhibit C

RESOLUTION NO. 2023 - 34

**RESOLUTION AUTHORIZING CONVEYANCE OF
1517 NORTH 33RD STREET
TO PHILADELPHIA HOUSING AUTHORITY**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1517 North 33rd Street (the “**Property**”) to the Philadelphia Housing Authority (the “**PHA**”) for disposition, reuse and/or management as determined by the PHA.

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

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit D

RESOLUTION NO. 2023 – 35

RESOLUTION AUTHORIZING CONVEYANCE OF 3112 WEST DAKOTA STREET TO SARAH ABBY LOCKWOOD

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3112 West Dakota Street (the “**Property**”) to Sarah Abby Lockwood (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Fourteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$14,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit E

RESOLUTION NO. 2023 – 36

**RESOLUTION AUTHORIZING CONVEYANCE OF
2550 NORTH LEE STREET
TO ANTHONY PEREZ**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2550 North Lee Street (the “**Property**”) to Anthony Perez (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Fifty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$54,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit F

RESOLUTION NO. 2023 – 37

**RESOLUTION AUTHORIZING CONVEYANCE OF
1909 NORTH PHILIP STREET
TO ELIOT COVEN**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1909 North Philip Street (the “**Property**”) to Eliot Coven (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Eighty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$89,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit G

RESOLUTION NO. 2023 – 38

RESOLUTION AUTHORIZING CONVEYANCE OF 4817 OLD YORK ROAD TO YOLANDA’S KIDS CORNER INC.

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 interests of the Land Bank to convey 4817 Old York Road (the “**Property**”) to Yolanda’s Kids Corner Inc. (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit H

RESOLUTION NO. 2023 – 39

RESOLUTION AUTHORIZING CONVEYANCE OF 2609-27 SEARS STREET (INCLUDING 1308-14 SOUTH 26TH STREET) TO CIVETTA PROPERTY GROUP LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank 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 interests of the Land Bank to convey 2609-27 Sears Street (including 1308-14 South 26th Street) (collectively, the “**Property**”) to Civetta Property Group LLC, also known as 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 Two Hundred and 00/100 Dollars (\$1,200.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 12, 2023.
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Exhibit I

RESOLUTION NO. 2023 – 40

RESOLUTION AUTHORIZING CONVEYANCE OF 1811, 2114 AND 2123 FERNON STREET; 1930 AND 1932 NORWOOD STREET; 1629, 1642, 1648 AND 1652 POINT BREEZE AVENUE; 1824 SOUTH 20TH STREET; AND 1835 SOUTH 22ND STREET TO CIVETTA PROPERTY GROUP LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank 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 interests 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 South 20th Street; and 1835 South 22nd Street (collectively, the “**Property**”) to Civetta Property Group LLC, also known as 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 September 12, 2023.

Exhibit J

From: Adrianna M. Yanez <ayanez@wglaw.com>
Sent: Monday, September 11, 2023 1:46 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 1202 Bucknell Street

Good afternoon Andrea,

I saw a notice posted at 1202 South Bucknell Street regarding an application to develop a single family affordable housing unit. I own the adjacent house (1204 S. Bucknell). I have been interested in purchasing that property since we moved in in 2020 and reached out to the city multiple times. As far as I could tell, the Philadelphia owned property never went up for sale. Has the 1202 property already been purchased by the applicant?

Thank you in advance for your attention and time.
Adrianna

Adrianna M. Yanez, Associate

Weber Gallagher

2000 Market Street, Suite 1300
Philadelphia, PA 19103

From: Bob Baylor <baylor31@yahoo.com>
Sent: Monday, September 11, 2023 8:15 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Fw: 2229 Latona Street

----- Forwarded Message -----

From: Bob Baylor <baylor31@yahoo.com>
To: andrea.saah@phdc.phila.org <andrea.saah@phdc.phila.org>
Sent: Monday, September 11, 2023 at 03:39:22 PM EDT
Subject: 2229 Latona Street

2229 Latona Street is part of a conveyance to build an affordable home. I am the owner of 2227 Latona Street. I have been maintaining the property at 2229 Latona Street since 2018 when I bought the property at 2227 Latona Street. I have asked many times to purchase the property at 2229 Latona Street as a side yard and have been denied. The Philadelphia Land Bank does not maintain their properties and does not deserve to convey this property to a new owner. The neighbors on Latona Street enjoy this empty lot for gatherings and as a garden. I maintain it, not the city or the land bank. The property is in pristine condition because of me not the Land Bank or city who ignore these properties. We do not want this property to be conveyed to a builder!

Bob Baylor
2227 Latona Street

Exhibit J continued

From: Brian McKernan <bmckinc76@gmail.com>
Sent: Thursday, August 31, 2023 6:35 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2532 manton vacant lot

Good morning Andrea,

My name is Brian mc Kernan and I'm hoping to acquire this vacant land - I own 2530 next door and this vacant land has been a eye sort on the block for many years - weeds trees are growing all the time and affecting my property and 2534 property-

I will be proposing to build a property that will be affordable to rent or buy but most of all help the block lot better without the eye sore

Any help with this matter would be greatly appreciated

Respectfully Brian

2500 manton LLC
1216 south 26th st 1st floor
Philadelphia PA 19146

From: Chance Brown <cemersonbrown@gmail.com>
Sent: Monday, September 11, 2023 7:38 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 1324 S Bancroft Lot

Good morning, this email is in regards to converting 1324 S Bancroft Lot into affordable housing. I live at 1323 S Bancroft and personally believe that the lot should not be converted into affordable housing. The lot has been a crucial location for our street as well as the surrounding streets as a great meeting place as well as a place for the local dogs to use the bathroom and play in a contained and easily cleaned area. Along with that I believe that construction and removal of the lot would cause major disruption in the friendly and neighborly dynamic of our street as well as creating a major hassle regarding parking for the residents of the street as well as creating a permanent difficulty for the dog owning residences in the area. I do hope the feedback from our street is seriously considered.

Thank you for your time,
Chance Brown

Exhibit J continued

From: David Dams <damsy5@gmail.com>
Sent: Monday, September 4, 2023 1:34 PM
To: Andrea Saah
Subject: PLB 9/12/23 Board Meeting

Follow Up Flag: Follow up

Flag Status: Flagged

David Dams - damsy5@gmail.com

Resident near 1303 S. 23rd Street, Phila, PA 19146

Agenda Item #2: Properties proposed for disposition to Fine Print Construction LLC

Address in question: 1303 S. 23rd St.

To allow construction of a home on this property, this will be covering a Philadelphia Mural Arts mural dedicated to a local hero, Dr. Walter Lomax. Dr. Lomax was influential in helping our neighborhood receive affordable healthcare and community empowerment through his trade and philanthropy. With Wharton Square Park across 23rd Street, this mural has high visibility and is a crucial and continual reminder of the neighborhoods' roots and goals of supporting those who have lived here for the last 60-70 years. It would be a shame to allow this mural to be covered and take away this amazing piece of history that has helped shape Point Breeze through the 20th and into the 21st century.

I and others in this neighborhood object to the construction of any type of property on this lot, and would propose a garden to be built instead as an extension of Wharton Square Park and continue to celebrate the life and work of Dr. Lomax and his and his family's contribution to Point Breeze.

Thank you.

David

From: Ian DeOrio <ian.deorio883@gmail.com>
Sent: Monday, September 11, 2023 12:21 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2236 Manton St Public Notice

Hello,

I'm writing in regards to the public notice put up about the conveyance of the vacant lot at 2236 Manton St. I live at 2238 Manton St and have reached out multiple times to the Land Bank Office regarding information on acquiring the vacant property for garden use or as a side yard. I've either gotten no response or have been told to wait for competitive sale of the property but it seems like it never has been put up. The public notice makes it seem like the lot is being preferred to backend deals with construction firms instead of local community members. I do understand this is proposed to be used for affordable housing but are there assurances that is how the lots will be handled once transferred?

Thank you, Ian DeOrio

Exhibit J continued

From: John Overpeck <drewo@innovationandexploration.com>

Sent: Sunday, September 10, 2023 6:46 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Subject: Lot 1511 S Stillman St (PHDC)

As a homeowner located at 1513 S. Stillman St, Philadelphia 19146 PA. I am also located next to the proposed property at 1511 S. Stillman St PA 19146 that is considered for development. I would like to oppose this development due to the following reasons.

As business owners, my fiancé, and I chose to reside in Philadelphia because we love the city. We have been trying to gain access to the property for 2 1/2 years. We have sent several emails trying to get in touch with the Land Bank; no response. We reached out to a developer, a realtor, retained an attorney; nothing helped get in touch with the Land Bank. We called the Land Bank numerous times(called several different numbers); no answer EVER. When we finally talked with someone, they said it was privately owned by someone (This was told to us August 15, 2023). We would like to expand our family but we don't have space in our current house. If we don't gain access to this property, it will force us to sell our home and relocate. We were very disappointed when in our last conversation with the land bank that some owned the property. Then we saw this and with optimism, we are hoping that you would take in consideration to sell us the property so we can continue to reside in Philadelphia. We are owners of 3 STEM Preschools in PA, we give back too much to families, we pay our taxes, and we don't ask for anything from the system. We are asking to allow us to buy this property so we can continue to live and support the Philadelphia Community. We have so much love for the city in spite of the crime and violence. We believe this is an opportunity for the system to do something for someone who offers a lot to the community.

Also, 1507 S Stillman St is available for purchase. Have the person take over that lot, and we purchase 1511 S Stillman St.

If we have the opportunity to get the land next door, we plan on opening up a STEM Preschool within Philadelphia proper. Our program is exceptional and offers a strong STEM foundation at an early age. We plan to make our dream home here, and stay here forever.

If we don't get the land, we have the means to up and leave at any time. Everything we do, all the money we spend will not be inside Philadelphia. We will not be a part of making our community better. Thank you for your consideration and looking forward to the meeting.

Drew Overpeck & Norda Lewis M.Ed, LBS.

Drew Overpeck Executive Director
Innovation & Exploration STEM Early Learning Center

www.innovationandexploration.com



**EAST
POINT
BREEZE
NEIGHBORS**
www.epbneighbors.org

September 8, 2023

Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attention: Andrea Imredy Saah, Senior Counsel

Dear Ms. Saah,

I am writing on behalf of the Planning and Zoning Committee of East Point Breeze Neighbors, a Registered Community Organization (RCO) based in Point Breeze, Philadelphia, to express support for affordable housing in the area served by our RCO with a goal of retaining long-term residents in the neighborhood.

As such, the Planning and Zoning Committee supports the proposal to convey the parcels listed below to the Philadelphia Land Bank for the purposes of developing the parcels into single- family affordable home ownership units.

We want to acknowledge the stewardship of neighbors in Point Breeze who have looked after many of these lots while they have been vacant.

- | | |
|-----------------------------------|---|
| A. 1324 S. Bancroft Street | • 1730, 2014, 2114, 2236, 2426 Manton Street |
| • 1213 S. Bonsall Street | • 1545 S. Ringgold Street |
| • 1202, 1223 S. Bucknell Street | • 1506, 1511, 1532, 1534, 1536 S. Stillman Street |
| • 1148 Cleveland Street | • 1519, 1527, 1529 S. Taney Street |
| • 2117 Earp Street | • 1702 S. 20th Street |
| • 2007 Ellsworth Street | • 1419 S. 22nd Street |
| • 2229 Latona Street | • 1230, 1303 S. 23rd Street |

Sincerely,

Vanessa Davies
Co-Chair, Planning and Zoning Committee East
Point Breeze Neighbors

Exhibit J continued

September 4, 2023

Philadelphia Land Bank
1234 Market Street, 16th Floor Philadelphia, PA
19107

Attention: Andrea Imredy Saah, Senior Counsel

Subject: Strong Opposition to Proposed Conveyance - 1506, 1511 S. Stillman Street

Dear Philadelphia Land Bank Board of Directors,

I am writing to emphatically voice our opposition to the proposed conveyance of the properties located at 1506 and 1511 S. Stillman Street, part of the Philadelphia Land Bank's initiative to develop single-family affordable homeownership units. Our opposition is grounded in compelling factors that underscore the detrimental impact this development would have on our neighborhood.

Our opposition to the proposed development at 1506 and 1511 S. Stillman Street is underpinned by these significant concerns:

1. **Questionable Land Use History:** Our city's past has been marred by corrupt land dealings and a lack of transparency, casting doubt on the appropriateness of projects like this, especially in areas with a history of contentious land use decisions.
2. **PHS Green Space Initiative:** We enthusiastically support the Pennsylvania Horticultural Society's plan to transform 1506 S. Stillman Street into a green space. This initiative aligns seamlessly with our community's desire for more green areas, greatly enhancing our neighborhood's livability. Approving the conveyance for residential development would undermine this positive endeavor.
3. **Impact on Community Green Spaces:** Our neighborhood highly values its limited green spaces, and the proposed development threatens to erode these invaluable areas. Green spaces play a pivotal role in enriching our quality of life, fostering well-being, and nurturing a sense of community.
4. **Community Cohesion and Identity:** The 1500 block of S. Stillman Street thrives as a close-knit community (It's just one block), and the proposed development would fundamentally alter the character of our neighborhood. The loss of green spaces would disrupt the harmony and shared identity that have defined our community for years.
5. **Increased Density and Uncertain Impacts:** Introducing single-family homes to this area may exacerbate traffic congestion and parking challenges. Thorough assessment of the development's impact on our neighborhood's infrastructure and services is essential to ensure alignment with our community's best interests.

Given the city's history of land use issues and the need for transparency, we firmly believe it is imperative to subject new development projects to rigorous scrutiny, particularly when they entail the potential loss of cherished green spaces. This need for reform and greater oversight referenced article, underscores our steadfast opposition to the proposed conveyance.

We earnestly implore the Philadelphia Land Bank Board of Directors to reevaluate the conveyance of the properties at 1506 and 1511 S. Stillman Street. We trust that these concerns, fortified by historical context and the broader call for reform, will receive the careful consideration they merit in your deliberations.

Thank you for your devoted attention to this matter. For further information or clarifications, please do not hesitate to reach out to me at joe.ortolazza@gmail.com.

Sincerely,

Yussef Ortolaza
1500 S Stillman Neighboor
From: Joe Fratick <jpfratick@gmail.com>

Exhibit J continued

Sent: Thursday, August 31, 2023 10:24 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Conveyance: 1545 S Ringgold - Public Comment

Hello Andrea,

My name is Joe Fratick. I own 1547 S Ringgold St. I am writing you in regards to a letter posted Nextdoor to my home at 1545 S Ringgold St. Per this letter, there will be a new home built with support from the PHA and city using essentially tax dollars.

I am 100% fine with this project and not opposing it by any means, but would like to share two things that came to mind after seeing the posting (attached to email). First I'll say, there is no Tuesday 9/11 as the notice indicates. I would like to know if the meeting is on Monday 9/11, or Tuesday 9/12.

Also, there are two statements I would like to be included in the meeting:

1. As someone who reached out to the land bank, with regards to purchasing 1545 S Ringgold St (as a side lot) for two years, I would be interested to know why this property was not put out for RFP. It is my understanding these are being conveyed to a specific developer that has a close relationship to our councilman. I am curious to know why the processes was not put out for RFP. Asking, as I feel strongly I was given the run around to purchase this property in 2018-2020, even after seeing it posted to the land banks website for sale to us Lay persons. **please correct me if I am wrong about the public RFP - I am a member of the land banks website (due to attempting to purchase this exact property) and did not see any notice about an RFP***
2. I am fine with the project and the property being conveyed to the preselected developer for affordable housing. My big ask and the main reason for writing this letter is: Could you please ask the developer to not build a typical Philadelphia PHA-looking home? I'll be Frank, the housing built by PHA is tacky (I am being nice). Cheaply built. Please if at all possible, build a facade that looks respectable. Even if it does look like my Lego™ house Nextdoor, that would look 1 million times better than the blatant PHA built homes. I am not saying this to be rude, but they look very low quality. Please, put some thought or additional effort in to making the facade look like it was built by the housing authority. I realize these builders do not build basements for cost reasons, I realize it's a big ask, just do better then your "best". Get a different architect if they need to. PHA properties stick out like sore thumbs (much worse than my home).

Please make the facade look nice. That's all I ask. Also please call me when it comes time to attach your roof to my siding. I trust there will be no issues, but having dealt with builders things can't always go as planned and mistakes happen.

Thank you for your time. Please do not hesitate to reach out directly if you or the builder have additional questions.

Regards,

Joe Fratick

Exhibit J continued

From: Nicole Roe <nroe314@gmail.com>
Sent: Sunday, September 10, 2023 5:17 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Comments/Questions for proposed conveyance at 2426 Manton

Hello-

Below are some questions/comments I have regarding the address 2426 Manton Street. I own and live at 2424 Manton and would like to maintain the lot as green space especially since it's such a small block with very limited parking and construction will be very difficult.

What measures are in place that the property will be sold to individuals and not flipped and turned into rentals? This is a primary homeowner block that is very quiet and we want to maintain that.

Can more information be provided about Fine Print Construction. There are no reviews/info about them on the internet. As the home owner directly next door I have concerns about shoddy construction/short cuts and damages to my home. What support is in place for homeowners next door to these construction projects.

Are design plans already set? I am a two story home and want to ensure a three story home is not being build.

Manton is a small side street and would benefit from the lot remaining a green space. Is there a way to get block support to maintain it a a green space?

I have lived next to lot for almost 10 years, maintained it to the best of my ability and have attempted to purchase in the past, is it still possible to apply for a side yard sale?

Thank you.

Sent from my iPhone

Exhibit J continued

-----Original Message-----

From: Michael Turco <mcturco@verizon.net>
Sent: Tuesday, September 12, 2023 10:56 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2426 Manton

Hello,

My name is Michael Turco and I live at 2428 Manton, directly beside 2426 Manton Street.
I am in my 7th year living next to this property. I have been maintaining and cleaning the lot for 7-years.

I'd like to be considered to be able to purchase the lot.

Thank you,

Michael Turco

-----Original Message-----

From: Michael Turco <mcturco@verizon.net>
Sent: Tuesday, September 12, 2023 10:57 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2426 Manton Street

Based on what I've read, being a homeowner in good standing and meeting the requirements, I should be considered.

-----Original Message-----

From: Michael Turco <mcturco@verizon.net>
Sent: Tuesday, September 12, 2023 11:01 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2426 Manton Street

Ive been trying to acquire this lot since 2017. I clear the snow and have pAID OUT FO MY OWN POCKET TO CLEAN.

ID LIKE TO MAKE IT A GARDEN AND GREENSPACE

On Sep 12, 2023, at 11:10 AM, Andrea Saah <Andrea.Saah@phdc.phila.gov> wrote:

> Hello, Michael,
> I received all three of your emails sent just now. I checked my inbox and junk mail folders and did not receive any of your previous emails.
> Thank you,
> Andrea

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

-----Original Message-----

Exhibit J continued

From: Michael Turco <mcturco@verizon.net>
Sent: Tuesday, September 12, 2023 11:15 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Re: 2426 Manton Street

I think I wrote "org" and not "gov", that's why they were kicked back. Hopefully my comments will be considered.

From: Michael Turco <mcturco@verizon.net>
Sent: Tuesday, September 12, 2023 11:54 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Cc: anne.fadullon@phdc.phila.gov
Subject: 2426 Manton Street

Hello,

It also says in the memo, comments would be taken up to and during the meeting.

There was no response to what I stated. Will my statements be considered?

I raised my hand again because there was no reply to my commentary.
I believe in the bylaws or rules/regulations, a homeowner, who has maintained a space for 7-yrs and living adjacent, is given consideration, regardless of proposed land use by the city.

I would like to be considered, to purchase 2426 Manton Street, making it a green space, for the enjoyment of our Manton street residents.

Just for the record and your minutes-I OPPOSE THE DEVELOPMENT AT 2426 MANTON STREET.

A couple of other notes:

The street is not conducive, to additional units, condos, or houses. The street is extremely narrow and 99% occupied.

Construction would make the street impassable and unsafe during construction.

My son is handicapped and we have a "City handicapped" parking space that would certainly be effected.

I would appreciate a reply this correspondence.

I will seek council, to determine my rights, based on my son's handicap and the construction adjacent and in front of our property.

Sincerely,

Michael C. Turco

Exhibit K

RESOLUTION NO. 2023 – 41

**RESOLUTION AUTHORIZING CONVEYANCE OF
1324 SOUTH BANCROFT STREET; 1213 SOUTH BONSALL STREET;
1202, 1223 SOUTH BUCKNELL STREET; 2117, 2221 EARP STREET;
2007 ELLSWORTH STREET; 2537 OAKFORD STREET; 1818, 2229 LATONA STREET;
1730, 2014, 2114, 2236, 2426, 2532 MANTON STREET; 1545 SOUTH RINGGOLD STREET;
1506, 1511 SOUTH STILLMAN STREET; 1519, 1527, 1529 SOUTH TANEY STREET;
1702 SOUTH 20TH STREET; 1419 SOUTH 22ND STREET; 1230, 1303 SOUTH 23RD STREET
TO FINE PRINT CONSTRUCTION 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 interests of the Land Bank to convey 1324 South Bancroft Street; 1213 South Bonsall Street; 1202 and 1223 South Bucknell Street; 2117 and 2221 Earp Street; 2007 Ellsworth Street; 2537 Oakford Street; 1818 and 2229 Latona Street; 1730, 2014, 2114, 2236, 2426 and 2532 Manton Street; 1545 South Ringgold Street; 1506 and 1511 South Stillman Street; 1519, 1527 and 1529 South Taney Street; 1702 South 20th Street; 1419 South 22nd Street; and 1230 and 1303 S. 23rd Street (collectively, the “**Property**”) to Fine Print Construction LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Twenty-Six Thousand and 00/100 Dollars (\$26,000.00) 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 September 12, 2023.

Exhibit L

From: andrea aponte <andreaaponte1@yahoo.com>
Sent: Sunday, September 10, 2023 11:06 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2225 N 5th street

Hi my name is Andrea Aponte I reside at 2233 n 5th street. I'm property owner and my concern is that I received the notice for the property of 2225 N th street and this lot is fence in with my properties. My main concern is that these lots been under our care for decade's. It's been well kept and use to plant veggies and trees. I've called the office because I have questions if you can please email or call me at your earliest convenience will be gladly appreciated. Unfortunately I would not be able to attend the propose meeting because I'll be working. Please call me at [REDACTED]. Thank you.

[Sent from Yahoo Mail for iPhone](#)

From: David Oliver <David.Oliver@Phila.gov>
Sent: Thursday, September 7, 2023 8:39 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Upcoming Conveyance 2230 N 3rd Street Side Yard Acquisition

Good morning,

I hope you're well and in a good space.

I am contacting you in reference to the upcoming Philadelphia Land Bank's meeting on 12 September 2023 to, in part, convey several parcels to be developed. One of the parcels on the list, 2230 N 3rd Street, 19133, is an empty lot next to my recently purchased home at 2228 N 3rd Street, 19133. I have filed the necessary documents to obtain the parcel (2230 N 3rd Street).

My question is will homeowners who have submitted documentation to acquire empty, adjacent lots to their homes that are owned by the City of Philadelphia have priority to acquire them before any other interested party? If not, what are some other options for homeowners to acquire lots owned by the city touching their property lines? I hope to hear from you soon.

Thank you for your attention to this matter.

Respectfully,

David Oliver, BS, MSW

He, Him, His

Human Relations Representative II

Philadelphia Commission on Human

Relations 601 Walnut Street

w. <https://www.phila.gov/humanrelations/pages/default.aspx>

"With courage you will dare to take risks, have the strength to be compassionate and the wisdom to be humble. Courage is the foundation of integrity." Mark Twain

Exhibit L continued

From: Erica Martinez <america.em324@gmail.com>
Sent: Monday, September 11, 2023 7:10 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 2402 & 2404

Dear PDC,

My name is Hector, and I have been a resident of 321 W York Street for over 30 years. During this time, I have dedicated myself to maintaining and cultivating a garden and farm on several adjacent lots at 2402, 2404, N Orianna St. These lots are connected to my property through the backyard. In our garden, we grow various crops like beans and amaranth, as well as flowers and banana trees. It has been a labor of love, and we have made sure to keep it free from trash, which is unfortunately common on many other vacant lots in the neighborhood. If I had been aware that these lots were available for purchase from the city, I would have eagerly seized the opportunity. I did not know the ownership of these lots, but they appeared abandoned.

However, it has come to my attention that these lots are now at risk of being developed into housing. Given the care and attention I have dedicated to them for several decades, and with my father caring for them before me, I believe I should be granted the right to purchase the lots in question (2402 and 2404 N Orianna St).

Therefore, I am submitting an expression of interest and strongly advocate for these lots to remain within the community, just as they have been for so long.

I appreciate your attention and confirm my availability for the zoom meeting scheduled on September 12th.

Hector Perez
321 W York Street Philadelphia
Pa 19133
215-930-4150

From: Joeziel Vazquez-Davila <joezielvazquezdavila@gmail.com>
Sent: Thursday, August 31, 2023 2:08 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Cc: Luisa Bonet <Luisa.Bonet@phila.gov>; Carlos Rendon <Carlos.Rendon@Phila.gov>; Yanitza Gonzalez <Yanitza.Gonzalez@Phila.gov>
Subject: 2453 Leightgow

Hi I am the owner of 2455 Leightgow. The past 3 owners and now I have been using the lot that is next door to me 2453 Leightgow. Today a sign was placed on the lot that someone is interested in buying this lot. I want to buy it instead since we have been taking care of it and would only want to keep it as a side yard.

I sent an application via us mail in June and never received a response. I just submitted another application online, which I have attached for your convenience.

We have been using this lot for our family barbecues and to keep my son safe from being in the streets. Please dont sell it to developers please sell it to me instead. And the lot at 2451 Leightgow was over grown and filled with trash and we even cleaned that one up also.

Please let me know what I have to do to make sure I can buy this.

Exhibit L continued

From: Venessa Collucci <veness34@gmail.com>

Sent: Friday, September 8, 2023 2:15 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Subject: Conveyance of Parcels on N. LAWRENCE ST; N. LEITHGOW ST and N. ORIANNA ST.

Philadelphia Land Bank

1234 Market Street, 16th Floor

Philadelphia, PA 19107

Attention: Andrea Imredy Saah, Senior Counsel

Email: andrea.saah@phdc.phila.gov

Hello Ms. Saah,

I am writing to you on behalf of the residents of the neighborhoods of the 2200; 2300 and 2400 blocks of N Lawrence, N Leithgow and N Orianna Streets.

We are very concerned and upset after seeing the posted notices of possible multi-family residences invading our neighborhood. We are a quiet and respectful group of families consisting of the elderly, young children and pets. We have remained that way for several years and enjoy the quiet and solace that this neighborhood has, away from all the overdevelopment that is happening in this city.

Below are specific points entailing the reasons why we do not want these soapboxes in our neighborhood:

1. Crime-free area - We are worried the gentrification of our neighborhood will lead to more break-ins, carjackings, robberies, etc.
2. Years old infrastructure may cause ongoing issues with electric, gas and water (ex. Water Main break on Norris St a few years back)
3. Quality of life for residents will be severely downgraded due to construction noise, dirt and street obstructions. Some residents work night jobs and need to sleep during early morning/day hours.
4. Removal of scarce green space and trees that are necessary for residents who walk their dogs, children who play and residents to enjoy who do not have yards.
5. Neighborhood will become overcrowded. Parking is already an issue with the opening of The Rotten Monkey Bar at 430 W. Dauphin St. in March of this year. Neighbors already having issues when coming home at night and there is no parking due to bar patrons swarming the streets.
6. Neighborhood stray cats will also be affected by construction. Their safe places will be taken away and their safety endangered.
7. And finally...We are one of the last decent neighborhoods left in Philadelphia and we would like to keep it that way! Some have been here for decades and have seen so many changes, let this remain their neighborhood and home!

We are pleading for the sanctity of our homes. Please take our concerns to heart and find the empathy to realize that people deserve to come home where they feel happy and safe, not aggravated and stressed.

Exhibit L continued

Thank you for your consideration.

With Sincerity,

Venessa Collucci
Resident of 7 years
N. Lawrence/W. Dauphin Streets

From: Ruben Benamara <rubenbenamara@gmail.com>
Sent: Tuesday, September 5, 2023 1:53 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Land Bank parcels convey

Dear Madam, Sir,

Ruben Benamara COO @ Kiddma LLC, Real Estate Developers.

As per the notice placed on the fence near one of our properties (1808-10 Germantown Ave), you informed us of your proposition to convey several parcels in a neighborhood we own and develop residential projects. We would be interested to acquire some of these parcels, and propose some affordable real estate developments on the lots.

Please let me know how we can participate as an applicant and what information you might require from us.

With kind regards,
Ruben Benamara

Exhibit L continued



a health, human services and community development
organization

Pelayo Coll, Esq.
Board Chair

Nilda I. Ruiz, MBA
President & CEO

September 11, 2023

City of Philadelphia
Philadelphia Housing Development Corporation
Philadelphia Land Management
1234 Market Street 16th floor
Philadelphia, Pa 19107

Honorable Board Members:

Asociación Puertorriqueños En Marcha, Inc. (APM) respectfully opposes resolution No. 2023 authorizing the transfer of multiple land bank properties to BMK properties Inc. APM's opposition is based on the following:

- 1) APM's RCO was never notified of the proposed project therefore community members affected by this proposed development did not have a chance to review the enclosed materials and voice their opinion.
- 2) The units as designed set a significant marker upon the affordable units, as they are drastically different from the proposed market rate units and do not fit within the dominating building typology of the community.
- 3) The Affordable Units living area are drastically undersized for families.
- 4) Though the materials reflect unit set asides for those at or below 80% of AMI we believe pricing of these units are high and do not reflect the reality of an individual or family securing one of these units without a down payment subsidy.
- 5) If applicant is seeking referrals/subsidy from the "Turnkey program", we are concerned that community members living in said area will not qualify, if they do not work for a city authorized agency, thus creating a void for area residents to secure a home ownership opportunity and continue to reside in the area.
- 6) The community has been saturated with significant market rate condo's and single family market units and existing residents are being forced to relocate since opportunities for purchasing a home does not exist. The project proposes 21 units be set aside for those 80% or below and we do not believe that this number is sufficient due to the high concentration of market rate units that are proposed by BMK properties and other for profit developers who have secured Land Bank properties. APM reiterates that the pricing of said units are priced out of the reach of many residents within our community and without subsidy other than the "Turnkey" funding.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Delgado', is written over the printed name and title.

Manuel Delgado
Chief Operating Officer

1900 N. 9th St., Philadelphia, PA 19122 • (267) 296-7200 • fax: (215) 259-3751 • www.apmphila.org

Exhibit L continued

From: Will Gonzalez <will.gonzalez@ceibaphiladelphia.org>

Sent: Monday, September 11, 2023 2:36 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>; Julian Rios <julian.Rios@ceibaphiladelphia.org>; Marcos Lomeli <marcos.lomeli@ceibaphiladelphia.org>

Subject: Ceiba comments prior to the Philadelphia Land Bank 9-12-23 Board Meeting

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

Hello

Please accept the following letter to the Board of Directors to the Land Bank.

It relates to the 9-12-2023 Land Bank Meeting.

Please add it to the record of that meeting.

This concerns item V.A 3. of the agenda for the PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING
TUESDAY, SEPTEMBER 12, 2023 – 10:00 AM

Please confirm that you received this message.

Respectfully,

Will Gonzalez

<>

Board of Directors

Philadelphia Land Bank

1234 Market St, 16th Floor

Philadelphia PA 19107

Dear Board of Directors,

We are sending you this letter to respectfully request that you do not approve the disposition to BMK Properties, LLC, of the following 75 publicly owned parcels of land:

- 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348, 2408 N. Bodine Street; 311 Diamond Street; 2219, 2231, 2233, 2335, 2250, 2301, 2303*, 2437, and 2439 N. Lawrence Street; 2453 and 2454 N. Leithgow Street; 2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2424 and 2426 N. Orianna Street; 1919 N. Philip Street; 1702*, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214*, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425, and 2433 N. 3rd Street; 1820, 1943, 2236, 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217, and 2225 N. 5th Street (CD7) (*denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)

These publicly owned parcels of land are located in some of the most gentrified communities in the country. Philadelphia had the 4th highest level of Hispanic displacement and number of neighborhoods gentrified in the US according to a National Community Reinvestment Coalition (NCRC) report: Shifting Neighborhoods: Gentrification and Cultural Displacement in

Exhibit L continued

American Cities. Hispanics live in all parts of the city but the majority of Latinos live in Eastern North Philadelphia, the area where the above listed publicly owned parcels of land are located.

The challenge of meeting the need for affordable housing in the neighborhoods undergoing rapid displacement of its residents is such that the Land Bank must ensure that **all** remaining parcels in those neighborhoods be preserved for affordable housing development in the range of 80% AMI or below. This includes the 75 publicly owned parcels of land requested by BMK Properties, LLC.

According to “The State of the Nation’s Housing 2018”, a report from Harvard University’s Joint Center for Housing Studies, affordable units for low-income renters both nationwide and in the 11-county Philadelphia- Camden-Wilmington region have become 50 percent scarcer over the last 10 years. The COVID-19 public health emergency made matters worse. Hispanics are one of the populations most impacted by COVID-19 and its lasting economic and public health effects.

The Land Bank has enormous power and responsibility to address this issue. The Land Bank's ability to acquire, assemble, and grant access to properties enables it to be a strategic catalyst for affordable housing development activity for all of the parcels that remain in the rapidly gentrifying areas where the families that helped to revitalize those neighborhoods are being displaced.

The building market pressure in this area of the city, coupled with the city's aging housing stock and high levels of poverty translate to a pressing need for the Land Bank to preserve quality affordable housing options in Philadelphia that take into account the existing supply of land for affordable housing development in those neighborhoods and the pace of affordable housing production in the city. As you know, the best-case timeline for the development of affordable housing, from achieving site control to completion and occupancy of a new construction is three to five years. If the Land Bank does not protect the limited supply of publicly owned land for affordable housing development given the need for new affordable housing, the time required to obtain the resources necessary to move the project forward, and the onward march of the private market into once affordable neighborhoods, then the Land Bank is acting contrary to the purpose of its existence. It will be adding fuel to the fire of gentrification and displacement, instead of maximizing opportunities for affordable housing development.

Community members, including the strong Community Development Corporations (CDC's) in Eastern North Philadelphia, with a stake in vacant and underutilized land in our neighborhoods, share this sense of urgency. They are doing all they can to preserve and develop land for affordable housing . Please do not close the window on their efforts; instead assist their equitable development activities by setting aside all of the remaining publicly owned parcels of land that remain in Eastern North Philadelphia, including the 75 publicly owned parcels of land requested by BMK Properties, LLC., for affordable housing development at or below the 80% AMI threshold.

Exhibit L continued

We also object to the disposition of the 75 publicly owned parcels of land to BMK Properties, LLC. on the basis that BMK Properties, LLC did not participate in a robust public engagement process on the subject. Community engagement has been deficient in the discussion of this disposition: there was only one community wide meeting and it took place on July 5, 2023, via Zoom, with limited notice of its occurrence. It took place in English and there was no Spanish language interpreter. Less than 10 community members participated. The Land Bank's own requirements state that "Within 20 days of application approval the developer must:

1. Identify a venue in the proposed area for a public meeting; and
2. Market the meeting location, date and time door to door via flyers with the impacted residents to present your project"

It goes without saying that, today, Zoom should not count as a "Venue in the Proposed Area" for such an important matter. Further, BMK Properties LLC received notice of application approval on April 12, 2023, but did not engage in this weak attempt at public discourse until at least June 7, 2023, well beyond the 20-day limit.

The Land Bank must ensure transparency, language access and equity in its processes. This includes guaranteeing that the distribution of publicly owned land has a robust public discussion component. Accordingly, the failure of BMK Properties, LLC to ensure a robust public engagement process in this matter should preclude the Land Bank from disposing any publicly owned land that will result in the displacement of community members that were not part of the discussion of the project that promotes their dislodgment.

Thank you for your attention to this matter.

We welcome the opportunity to discuss this matter further with you. The City's Housing for Equity: An Action Plan for Philadelphia (the "Housing Action Plan") underscores that 26% of Philadelphians live in poverty and 42,900 households are on the current waiting list of Philadelphia Housing Authority units. We need the Land Bank to act strategically to do all it can to preserve all remaining publicly owned land in Eastern North Philadelphia for affordable housing development.

Respectfully,

Will Gonzalez
Executive Director

<>

Will Gonzalez, Esq.

Executive Director

Ceiba

174 Diamond St

Philadelphia, PA 19122

www.ceibaphiladelphia.org

Follow us on Facebook: facebook.com/ceibaphiladelphia

United Way Donor Choice Number: 12181

Exhibit L continued



Comments of Esperanza to the Philadelphia Land Bank Board of Directors for the September 12, 2023, Meeting

Esperanza is a multi-service community-based organization founded by the Hispanic Clergy of Philadelphia and the Reverend Luis Cortes Jr. in 1986. Located in the Hunting Park neighborhood of North Philadelphia, Esperanza has built a family of institutions which together form an ecosystem of onramps to economic, educational, and creative opportunities to confront poverty and disinvestment. Esperanza serves approximately 25,000 people a year through in-person and cyber charter schools, affordable housing and business corridor development, housing counseling and financial education, immigration legal services, a school of music, performing arts theater, workforce development, benefits access, youth and faith leadership development, and a fully accredited university branch campus.

Background

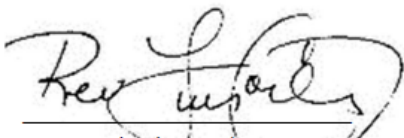
I am submitting written comments on the disposition of properties to BMK Properties, LLC (item A3, section V, Philadelphia Land Bank Board of Directors Meeting 9.12.2023 Agenda) in advance of the September 12, 2023, Philadelphia Land Bank Board of Directors meeting. While new construction continues to boom in Philadelphia, low to moderate income households are left with fewer options for affordable housing within the city. Data from the [National Association of Realtors](#) shows that households making \$50,000 or less have the highest shortage of homes they can afford. For the highest income earners in Philadelphia, however, there is a surplus of available housing options. Latinos have the highest poverty rates in the city and as such, are disproportionately affected by the shortage in affordable housing.

This crisis needs to be addressed immediately. All residents of this city should have access to affordable housing. The disposition of properties to for-profit developers for market rate sales in primarily low-income neighborhoods should be looked at more closely. The proposed disposition of properties to BMK Properties, LLC would award only 8 of 75 units to families with incomes at or below 60% of the area median income (AMI), in neighborhoods where the median income is as low as \$27,000 ([2021 ACS](#))—one of the lowest in the city and roughly 30% of the AMI.

Recommendations

The City of Philadelphia must implement a policy that protects the needs of all its residents, not just the wealthy few. This includes affordable housing for residents making 60% or less of AMI. The development of market rate housing must be capped. New projects should be required to allot a greater number of properties for households making 60% AMI or lower, and a minimum quantity of units should be reserved for 30% AMI households, which reflects the median income in neighborhoods like the ones we serve. The Land Bank should expand its partnerships with community development corporations—who are based in these communities and truly understand their needs—to increase the stock of affordable housing for those families with incomes between 30% and 60% AMI, which are the bulk of Philadelphians today.

Sincerely,



Reverend Luis Cortes, Jr.
Founder and CEO of Esperanza

Exhibit L continued



NORRIS SQUARE COMMUNITY ALLIANCE

174 Diamond Street • Philadelphia, PA 19122 • Main: 215-426-8734 • Fax: 215-426-5822 • www.nascaonline.org

September 11, 2023

Philadelphia Land Bank
Andrea Imredy Saah, Senior Counsel
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Re: Disposition of Seventy-Five Parcels to BMK Properties LLC
1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348, 2408 N. Bodine Street; 311 Diamond Street; 2219, 2231, 2233, 2335, 2250, 2301, 2303, 2437, 2439 N. Lawrence Street; 2453, 2454 N. Leithgow Street; 2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2424 2426 N. Orianna Street; 1919 N. Philip Street; 1702, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425, 2433 N. 3rd Street; 1820, 1943, 2236, 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217, 2225 N. 5th Street

Dear Philadelphia Land Bank Board of Directors,

In recent years, Norris Square, a predominantly Latino community, has been immensely impacted by aggressive housing construction throughout the neighborhood. The unaffordability of most of these projects is causing displacement of our residents and families, some leading to their becoming homeless, which is unacceptable. These are families who have lived in the community for over forty years and fought to reverse the image that the Norris Square community had from the early 80s, dubbed the "Bad Lands". Not only has our community had to deal with the drug epidemic, crime, lack of city resources, gentrification, rocketing real estate taxes, and property damages from adjacent property construction, they now face the risk of losing their homes.

Norris Square Community Alliance (NSCA) has responded to the needs of the community by providing affordable housing that meets the financial needs of neighborhood residents. However, we are in a housing crisis that is affecting marginalized Latino and Black communities. Investors and developers are not concerned with what is happening to our families or our community; their interests are making money by developing at 80-100%AMI or above in vulnerable, low-income neighborhoods.

On behalf of Norris Square Community Alliance along with the community and residents we serve, we highly **oppose** the Land Bank's proposed conveyance of the seventy-five (75) parcels to BMK Properties, LLC. We are also requesting that the Land Bank preserve all parcels within the Norris Square boundaries to be preserved for affordable housing below 80% AMI.

Cordially,

Michelle Carrera-Morales
Executive Director
Norris Square Community Alliance

Exhibit L continued



9-11-23

PETITION

The undersigned residents hereby oppose the transfer of seventy-seven (77) lots to the development group, BMK Properties LLC/The Riverwards Group. The affordability rates being proposed by their Managing Partner, Mo Rushdy, is not what we consider affordable in our neighborhood and is causing displacement of our residents and families by the City as a minority community! We hereby request the Land Bank Board of Directors to stop the conveyance of the following seventy-seven (77) parcels to BMK Properties LLC/ Riverwards Group:

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North Orianna Street	2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2412, 2424, 2426
North Philip Street:	1919

Name: Ana Vélez
Address: 2528 N de Palethorp St phila pg
Signature: Ana Velez

Name: Pedro Marquez
Address: 2524 N Palethorp St phila PA
Signature: Pedro Marquez

Name: SANDY ACOSTA
Address: 2527 N. Palethorp St
Signature: Sandy Acosta

Name: SANDRA CRUZ
Address: 2526 N. HANCOCK ST
Signature: Sandra Cruz

Name: Jennifer Rodriguez
Address: 2658 N. Palethorp St
Signature: Jennifer Rodriguez

Name: Nurka Peguero
Address: 2533 W Palethorp St
Signature: Nurka Peguero

Name: Ana Hernandez
Address: 2531 W Palethorp St
Signature: Ana Hernandez

Exhibit L continued



PETITION

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North Philip Street:	1919

Name: Nathanail Perez

Address: 2019 N. 4th St

Signature: Nathanail Perez N.P.

Name: Gloria Moniz

Address: 2015 N 4th St

Signature: Gloria Moniz

Name: John Torres

Address: 2010 N Dorianne St

Signature: Phila, PA 19122 John Torres

Name: Rosa Rodriguez

Address: 2013 N Leithgow

Signature: Rosa Rodriguez

Name: Wulfrid Perez

Address: 2023 N. Leithgow St.

Signature: Wulfrid Perez

Name: Heriberto Tabora

Address: 2026 Leithgow

Signature: Leithgow Heriberto Tabora

Name: Patricia De Carlo

Address: 157 N. Susquehanna Ave.

Signature: Patricia De Carlo

Exhibit L continued



PETITION

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North Philip Street:	1919

Name: Arda Cruz
Address: 2016 N 4th St. Phila. PA. 19122

Signature: Arda Cruz

Name: Juan Cruz Jr.
Address: 2016 N 4th St. Phila. PA 19122

Signature: Juan Cruz Jr.

Name: Carmen Luz Santiago
Address: 2018 N 4th St. Phila. PA 19122

Signature: Carmen Luz Santiago

Name: Gladys Santiago
Address: 2018 N 4th St. Phila. PA 19122

Signature: Gladys Santiago

Name: Angel Ortiz
Address: 2016 N 4th St. Phila. PA 19122

Signature: Angel Ortiz

Name: Marta M. Perez

Address: Maria M. Perez 2012 N 4th St 19122

Signature:

Name:

Address: Andres Perez 2012 N 4th St 19122

Signature:

Exhibit L continued



PETITION

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North Philip Street:	1919

Name: Julissa Rodriguez

Address: 2248 N Mascher st. Phita PA 19133

Signature: Julissa Rodriguez

Name:

Address: Ana Rolon
2246 N. Mascher St.

Signature:

Name: Julio Rodriguez

Address: 2226 Maschers

Signature: Julio Rodriguez

Name: Geocanny Rivera

Address: 2222 Maschers

Signature: Geocanny Rivera

Name: Maria Rivera

Address: 2241 Maschers

Signature: Maria Rivera

Name: Maria Rivera

Address: 2241 Maschers

Signature: Maria Rivera

Name:

Address:

Signature:

Exhibit L continued



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North Philip Street:	1919

Name: Milanie Boyer
Address: 2438 Waterloo St. Philadelphia, PA 19133
Signature: Milanie Boyer

Name: Damian Siverio
Address: 2438 N. Waterloo St. Phila, PA 19133
Signature: Damian Siverio

Name: FRANCIS ROMANO
Address: 2436 Howard St Phila PA 19133
Signature: Francis Romano

Name: Nancy Matos
Address: 2446 N Howard Pa 19133
Signature: Nancy Matos

Name: DAVID MATOS
Address: 2446 N. Howard St.
Signature: David Matos

Name: Nelson Gutierrez
Address: 2448 N Howard St
Signature: Nelson Gutierrez

Name: Mayra Martinez Palma
Address: 2448 N. Howard St
Signature: Mayra Martinez Palma

Exhibit L continued



PETITION

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North Philip Street:	1919

Name: Nayrobi Lopez
Address: 2128 N Hancock 3Apt Philadelphia PA 19122

Signature: Nayrobi Lopez

Name: Rick Williams

Address: 2166 N Market 19122

Signature: _____

Name: Dominique Summers

Address: 1631 N York

Signature: Dominique Summers

Name: Edwin Simez

Address: 2037 E Fletcher St

Signature: PA 19125

Name: Rebecca Delgado

Address: 177 W Berk St

Signature: R. Delgado

Name: Nicanny Martinez

Address: 3808 N Delhi

Signature: _____

Name: Rosa Pousio

Address: 1938 N. Hancock St

Signature: Rosa Pousio

Exhibit L continued



PETITION

The undersigned residents hereby oppose the transfer of seventy-seven (77) lots to the development group, BMK Properties LLC/The Riverwards Group. The affordability rates being proposed by their Managing Partner, Mo Rushdy, is not what we consider affordable in our neighborhood and is causing displacement of our residents and families by the City as a minority community! We hereby request the Land Bank Board of Directors to stop the conveyance of the following seventy-seven (77) parcels to BMK Properties LLC/ Riverwards Group:

North 3 rd Street	1702, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425, 2433
North 4 th Street	1707, 1820, 1943, 2236, 2405
North 5 th Street	1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217, 2225
North Bodine Street	1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348, 2408
Diamond Street	311
North Lawrence Street	2219, 2231, 2233, 2335, 2250, 2301, 2303, 2437, 2439
North Leithgow Street	2453, 2454
North Orianna Street	2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2412, 2424, 2426
North Philip Street:	1919

Name: EFRAIN APOINTE JR

Address: 2320 N. MASCHER ST, PHILA, PA 19133

Signature: [Signature]

Name: Grisell Rivera

Address: 2300 N. American St. Phila 19133

Signature: [Signature]

Name: MARISOL SOTO

Address: 2331 N MASCHER ST Phila PA 19133

Signature: [Signature]

Name: Altano Nolasco

Address: 124 Rosely St 9120

Signature: [Signature]

Name:

Address: 2333 N MASCHER ST

Signature: [Signature]

Name:

Address:

Signature:

Name:

Address:

Signature:

Exhibit L continued



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North Philip Street:	1919

Name: Mairaliz I. Negrón

Address: 2327 N. Howard St Phila, PA 19133

Signature: Mairaliz I. Negrón

Name: Emanuel Santiago

Address: 2404 N Howard St 19133

Signature: Emanuel Santiago

Name: Jose A. Garcia

Address: 2327 N Howard St Phila PA 19133

Signature: Jose Garcia

Name: EVELYN SANTIAGO

Address: 2349 N 2 st 19133

Signature: Evelyn Santiago

Name: Omarita Santiago

Address: 2327 N Howard Street Phila, PA 19133

Signature: Omarita Santiago

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Exhibit L continued

From: Patricia De Carlo <rcopatsyd@gmail.com>

Date: July 17, 2023 at 1:31:37 PM EDT

To: Quetzy.Lozada@phila.gov, Anne Fadullon <Anne.Fadullon@phila.gov>

Cc: Michelle Carrera <mcarrera@nscaphila.org>, NSCA RCO Committee <rcocommittee@nscaphila.org>

Subject: RCO NSCA vote on Landbank sales policy

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

Ms. Quetzy Lozada
CityCouncil Representative
7th Council District

Dear Councilwoman

This letter is written on behalf of the NSCA RCO and represents the belief and principal interest of the NSCA RCO Committee .We have been feeling the impact on our neighborhood of the construction of all kinds of housing (rental - homeownership-condo) all of it unaffordable, not requiring nor permitting sufficient adjoining parking area. This development strategy has forced a substantial number of residents: single, families, and seniors to move out of their community or become homeless!!! While plans are being developed for future affordable housing by our community non-profits, the city still has systems in place that allow for city owned properties in the landbank to be sold to developers for additional housing at 80-100% of Philadelphia area AMI; not Norris Square AMI which is substantially lower.

We are aware of a current developer requesting 70+ lots in the Norris Square neighborhood , east of American Street to build such housing. We listened to his virtual presentation of the project and it is clear that the proposed project does not intend to benefit current residents even though they are buying the lots at \$1,000. per lot !!!!!

That is a clear invitation to continue to displace the latino neighborhood that has struggled for the past 50+ years to improve and establish a Latino -neighborhood that promotes the growth of peace, education, and economic growth of our families.

To have the Landbank continue to be the main facilitator of land to gentrifying developers who only care about making money NOT improving access to affordable housing for the latino community is unacceptable.

In the past 60 years we have been pushed out from south of Girard to now approaching Lehigh Ave. The residents of this neighborhood with the help of our Community Development Non-Profits (NSCA, APM, HACE, Esperanza, Ceiba) worked hard to turn the neighborhood from the Badlands to the Goodlands by building affordable housing both rental and homeownership to meet the financial needs of neighborhood residents.

Exhibit L continued

We are requesting that our Councilwoman Quetzy Lozada place a hold on that project and support the neighborhood in advocating for a change in the Landbank's current policy of promoting and enabling the gentrification of low income neighborhoods particularly of minority communities,

We are requesting that the Landbank change its mission/policy and restrict the sale of properties strictly for the development of affordable housing according to THE NEIGHBORHOODS AMI (40% to 80%) NOT PHILADELPHIA AREA AMI and the development of public benefits such as job training facilities, community food gardens, community flower gardens, children play areas, fenced doggie parks, relaxing areas for families and children, schools, swimming pools, soccer fields, etc.

At this point the Landbank's priority should be to utilize their assets for the development of low income housing in affected neighborhoods (mostly Opportunity Zones) and the development of projects which lead to educational and job training opportunities, that facilitate the growth and economic development of families in our communities - not the gentrification of neighborhoods where the low income families are forced to pay the highest real estate taxes while the well to do enjoy tax abatements on their real estate and subsidized mortgages.

Sincerely

Patricia De Carlo
on behalf of NSCA RCO

Exhibit L continued

Norris Square Community Action Network (NSCAN)

"HERE TODAY, HERE TO STAY"

www.nscanphilly.org/contact@nscanphilly.org

September 8, 2023

Hon. Quetcy Lozada
Councilmember—7th District
City of Philadelphia
Philadelphia, PA 19107

Re: Riverwards Group Proposal

Transmitted via Fax

Dear Councilmember,

We are writing on behalf of our RCO, and as individuals who have thoroughly reviewed and discussed with many residents the proposal submitted to PHDC by the Riverwards Group.

The goal of this project—to expand affordable homeownership opportunities for city workers—is a laudable goal, and we do not oppose per se. However, our RCO cannot support the plan for the following reasons:

- Given that the project would prioritize city workers, there is no guarantee that a considerable number of eligible area residents would benefit. Our position is that the majority of the housing to be developed in remaining public lands should be targeted to low and moderate income people, residents and those living in the periphery of our RCO boundaries.
- The number of “affordable” houses proposed in the plan is inadequate. Only twenty-two (22) units are included for households between the 60-80% income tiers, while fifty-five (55) would go for those making \$85,000-\$113,000, and up. The twenty-two (22) houses represent less than one-third of *all* units developed. Because these lots are public assets, the bulk of the benefit should accrued to the local community not high-income earners.
- If we narrow the proposal to the geographic area covered by our RCO, our section would receive a total of twenty-nine (29) homes of the seventy-seven (77); ten (10) offered at 80% of AMI and not a single one at 60% of AMI while (19) will be offered at 100% of AMI and at market rate.

Exhibit L continued

- In general, the Riverwards Group's proposal would result in a less equitable neighborhood; with vastly larger numbers of residents at the highest end of the socio-economic spectrum, and fewer at the lower end. It would underserve residents earning less than \$57,655 per year which constitute the majority in the area, while providing a disproportionately high number of units for middle-and high-income residents. As the number of these types of homes at 100% of AMI and market rate continue to proliferate in our area, it would make it more difficult for low-and-moderate income folks to afford living here while maintaining what is culturally unique to the neighborhood.
- The four alternatives presented by the developer at a meeting held on August 3rd which a representative from our RCO attended, are not acceptable given that none would increase the number of homes at the 60%-80% AMI levels.
- The bulk of the homes will be located in census tracts (0156, 0162, 0164, and 0163) where more than half of the population have an estimated family income below \$57,655 and where more than seventy percent of the population is minority.¹ We fear that the impact of this homeownership project would stimulate a wave of high-income demand likely to accelerate displacement and incentivize landlords to increase rents.
- Excluding some scattered small-scale individual projects, not one single multi-family development targeted at low and moderate income people (between 40-60% of AMI) is being built in the area. Nor are we aware of any in the planning stages. Conversely, over the past three years, 708 hundred market rate rentals units have been added in the census tracts referenced above.² Meanwhile, agreements made with developers representing these projects (note that six of them are still under construction), would only generate 24 units at 60-80% of AMI levels.

A reality is that the market rate developments, particularly out-of-scale buildings, are causing profound shifts in our area. They are not only compromising the physical character of the neighborhood, previously characterized by mostly 2-3 story residential homes, but also the lived experiences of long-term residents. Landlords are pushing residents out of apartments and property owners are now selling to "investors," rents are climbing at a steep rate as people with higher incomes move into the neighborhood, and the L train is totally crowded during rush hours. This rapid growth will become unmanageable in a couple of years.

1. *Federal Reserve Bank (FRB Geocoding Data)*

2. *Construction permits issued from 2021-to date by the Philadelphia Licenses & Inspections Department*

Exhibit L continued

We want to emphasize that in our community, affordability means 60% of AMI and below for rentals and between 60%-80% of AMI for homeownership projects. There is consensus on this issue, at least among the folks that we have consulted, when it comes to defining or re-defining affordability.

To say that we are dissatisfied with the current landscape would be an understatement. Rather than reacting to every private development plan presented and playing catch-up, a proactive plan can help the community reverse some of the damage done and chart a new course.

We appreciate your efforts in reaching out to different groups in our community to hear their arguments and consider different ideas regarding the Riverwards Group's proposal. Ironically, this plan has triggered a discussion on how we can create real permanent affordability by leveraging public land, and preserve the few rental units left in the private market. This may require re-engaging the relevant city agencies and our local (managing) RCO to bring up-to-date a plan that reflects the priorities of our community in light of the emerging challenges.

In hopes to add to this debate, our group looks forward to discussing our recommendations with you and our area's managing RCO's. We'll also present them at the PHDC meeting on September 12th. Thank you for your attention to this matter.

Respectfully,



Nilda L. Pimentel

Chair, NSCAN RCO

cc: Angel B. Rodriguez, Senior VP of Land Services, PHDC
Mo Rushdie, Managing Partner, The Riverwards Group
Michelle Carrera, Executive Director, NSCA
Patricia DeCarlo, Co-Chair, Zoning Committee, NSCA RCO
Sloan Folks, Zoning Services Liaison, Councilmember- 7th District
Carlos Matos, 19th Ward Leader