

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

TUESDAY, APRIL 11, 2023 – 10:00 AM  
BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC  
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD REMOTELY ON ZOOM.  
THIS MEETING IS OPEN TO THE PUBLIC

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

**AGENDA**

- I. Roll Call
- II. Approval of Minutes of the Meeting of March 14, 2023
- III. Executive Director's Report
- IV. Administrative Matters
  - A. **Amendment, Assignment and Assumption of Developer Obligations under Purchase and Development Agreement, and Amendment of Declaration of Restrictive Covenants**

Resolution authorizing HACE to (1) assign its responsibilities and rights under the Purchase and Development Agreement and under the Declaration of Restrictive Covenants pertaining to 19, 21, 23, 25 and 27 E. Somerset Street and 3022 and 3026 N. American Street (the "Premises") to Goods Land Trust (the "GLT"); (2) to convey title to the Premises to the GLT and sell only the improvements to purchasers, and (3) to amend the Declaration of Restrictive Covenants for the Premises accordingly.
  - B. **Interagency Transfers**

(1) The properties below are proposed for transfer to the Philadelphia Housing Authority for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically affordable housing development:

    - 3230-38 Diamond Street; 3010, 3012, 3013, 3014, 3015, 3108, 3110\*, 3112\*, 3200, 3202, 3204, 3206, 3214, 3222 W. York Street; 2338, 2340, 2408, 2410, 2412, 2500 N. 31st Street; 2401 and 2549 ½ aka 2551 N. 32nd Street (CD5)  
*(\*denotes property already owed by the Land Bank. All other properties are being transferred by the Department of Public Property or Philadelphia Redevelopment Authority to PHA via the Land Bank.)*

(2) The properties below are proposed for transfer to the Philadelphia Housing Development Corporation for disposition, reuse and/or management by the Philadelphia Housing Development Corporation, specifically affordable housing development and community garden preservation.

- 2268 Cadwallader Street; 3104, 3106, 3107, 3108, 3110, 3115 Cecil B. Moore Avenue; 3003, 3009, 3011, 3029\*, 3100 Clifford Street; 926\*, 928, 932\* W. Dakota Street; 902, 903\*, 907\*, 909\*, 925\* W. Dauphin Street; 2203, 2248 N. Delhi Street; 2232, 2235, 2245, 2248 N. Franklin Street; 2253, 2257, 2259\*, 2261\*, 2263\*, 2332 Germantown Avenue; 2312, 2314 N. Marshall Street; 3109 Morse Street; 911, 913, 915\* W. Susquehanna Avenue; 2224, 2301, 2303, 2305, 2234, 2236\*, 2238 N. 7<sup>th</sup> Street; 1709-11, 1713, 1717, 1719, 1721, 1727, 1729, 1731, 1717-31 Rear, 1741, 1748, 1749-51, 1750, 1752, 1753, 1754-56, 1755, 1757, 1759, 1801, 1802-10, 1814-22, 1819, 1821, 1825, 1827, 1829-37, 1841-43 N. 31st Street (CD5)
- 1934 N. Lawrence Street\* (CD7)  
*(\*denotes property already owed by the Land Bank. All other properties are being transferred by the Department of Public Property or Philadelphia Redevelopment Authority to PHDC via the Land Bank.)*

#### **C. Amendments to Approved Dispositions**

- (1) Amendment to Resolution No. 2022-14, adopted by the Board on July 12, 2022, to revise the maximum sales price and AMI level for eight (8) affordable homeownership units from \$254,999 at 80% AMI to \$274,999 at 100% AMI, due to increased development costs in response to unfavorable geotechnical conditions.
- (2) Amendment to Resolution No. 2022-15, adopted by the Board on July 12, 2022, to revise the maximum sales price and AMI level for twelve (12) affordable homeownership units from \$254,999 at 80% AMI to \$264,999 at 90% AMI, due to increased development costs in response to unfavorable geotechnical conditions.
- (3) Amendment to Resolution No. 2022-30, adopted by the Board on September 13, 2022, to revise the maximum sales price for seven (7) 80% AMI rehabbed units from \$195,000 to \$215,000 (remaining at 80% AMI), due to increased development costs to address structural issues, and to extend the minimum affordability compliance period to fifteen (15) years from the originally approved ten (10) years, to make the units eligible for the Turn The Key program.

#### **D. Revision to Compliance Period for Unsolicited Affordable or Mixed-Income Rental Projects**

Resolution authorizing the adoption of a policy requiring a thirty (30) year affordability compliance period during which affordable rental units in unsolicited unsubsidized affordable or mixed-income rental and mixed homeownership/rental projects must remain affordable at the designated Area Median Income (AMI) level. The policy will apply to future unsolicited, unsubsidized affordable or mixed-income rental and mixed homeownership/rental projects approved by the Land Bank Board.

## V. Property Dispositions

### A. Development – Affordable Housing (Request for Proposals)

The properties below are proposed for disposition to Civetta Property Group, LLC to develop seventy (70) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Each unit will contain three (3) bedrooms and two (2) bathrooms. 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.

- 621\*, 623\*, 625\*, 637\*, 917\* Diamond Street;  
924\*, 927\*, 928\*, 936\* Edgley Street; 926, 928\* French Street;  
2106\*, 2112\*, 2140\*, 2141\*, 2142\*, 2143\*, 2151\*, 2166, 2170, 2172, 2215, 2217\*,  
2219\* N. Franklin Street; 2112\*, 2130\*, 2144\* and 2214\* N. Marshall Street;  
2105, 2107\*, 2109\*, 2110\*, 2111\*, 2112\*, 2113, 2119\*, 2121\*, 2133, 2140\*, 2143\*,  
2146\*, 2150 N. Percy Street; 904\*, 910, 912 W. Susquehanna Avenue;  
2102\*, 2109\*, 2114\*, 2126\*, 2128\*, 2130\*, 2131, 2134\*, 2135\*, 2136\*, 2150\*, 2210\* N.  
7th Street; 2101\*, 2113, 2121\*, 2155\*, 2167-69\*, 2201 N. 8th Street;  
2124\*, 2126, 2132\*, 2150\*, 2165\* N. 9th Street; 2121\* N. 10th Street (CD5)  
*(\*denotes properties being transferred by the Department of Public Property or the  
Philadelphia Housing Development Corporation to the Land Bank.)*

### B. Side/Rear Yards

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

- 815 W. Firth Street (CD5 – Carmen Gomez) *(Property will be transferred by the  
Department of Public Property to the Land Bank.)*

## VI. New Business – Garden Mortgage Discussion

## VII. Public Comment (Old & New Business)

## VIII. Adjournment

---

## MEMORANDUM

---

**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** Philadelphia Land Bank April 11, 2023 Board Meeting  
Remote Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** March 31, 2023

---

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, April 11, 2023, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended. Because of the continued closure of Land Bank offices to the public due to health concerns, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

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

[https://us02web.zoom.us/webinar/register/WN\\_6hBIBusqQIKRWAUv3al23g](https://us02web.zoom.us/webinar/register/WN_6hBIBusqQIKRWAUv3al23g).

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

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

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

**Webinar ID: 825 0608 2170; Passcode: 732993**

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

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

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

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

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

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

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