

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, NOVEMBER 14, 2023 – 10:00 AM
THIS MEETING WILL BE HELD REMOTELY ON ZOOM AND 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 October 10, 2023
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Amendments to Bylaws
 - B. ~~Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2023~~ **TABLED**
 - C. ~~Review and Approval of Philadelphia Land Bank Fiscal Year 2024 Budget; Financial Report Year to Date~~ **TABLED**
 - D. ~~Amendment to Approved Disposition~~ **TABLED**

Amendment to Resolution No. 2022-39 adopted by the Board on October 11, 2022, which amended Resolution No. 2021-52 adopted by the Board on November 9, 2022, to approve revised plans for four of the properties included in the approved disposition. The plan revision will result in the reduction of four (4) affordable single family units in exchange for the addition of eight (8) affordable rental units and two (2) commercial units. The plan revision will allow for by right mixed use residential development on parcels that are currently zoned as CMX-2.5.

 - ~~2639, 2641, 2643, 2653 Kensington Avenue (CD1)~~

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

The properties below are proposed for the disposition to the Community Justice Land Trust (CJLT) for Women’s Community Revitalization Project to develop a four-story, 46,932 SF building consisting of thirty-two (32) units of affordable rental housing with LIHTC financing. Four (4) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of area median family income (“AMI”), six (6) units will be leased to tenants whose household incomes are at or below thirty percent (30%) AMI, eleven (11) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eleven (11) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Units will include both two and three bedroom units, of which eight (8) units will be fully accessible. The application was unsolicited and evaluated pursuant to the disposition policy.

- 777-85, 787 N. 38th Street; 770, 772-74 N. Dekalb Street; 3716-26 Brown Street (CD3) *(properties being transferred by the Redevelopment Authority to the Land Bank)*

B. Development – Gardens/Open Space (unsolicited)

The property below is proposed for conveyance to 1755 West Thompson, Inc., a nonprofit organization, to be stabilized for garden/open space use. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1755 W. Thompson Street (CD5) *(property being transferred by the City of Philadelphia to the Land Bank)*

C. Side/Rear Yards

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

- 1221 S. Saint Bernard Street (CD3) - Elena D. Jackendoff & Samuel J. Jackendoff
- 2428 N. Orianna Street (CD7) – Anthony K. Bright, Jr.
- 5803 Knox Street (CD8) - Alexis I. Gilbane & Max S. Gilbane)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank October 10, 2023 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: November 2, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 14, 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. 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_uShnioX9SLuhXBEJvc4utQ

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.

Webinar ID: 863 4196 8429; Passcode: 433530

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 **Passcode: 433530**

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 by email prior to the Board meeting and/or in person if attending the Board meeting.

To submit questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, November 13, 2023:

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

Questions/comments submitted via email by the 3:00 pm deadline will be summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

To submit questions or comments during the Board meeting when public comment on an agenda item is requested by the Board Chair, use the “Raise Hand” function at the bottom of the screen. You may also submit your questions/comment using 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.

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

PHILADELPHIA LAND BANK

OCTOBER 10, 2023 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, October 10, 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 10:10 a.m.

Board Vice Chair Andrew Goodman opened the meeting in the absence of Board Chair Anne Fadullon. Mr. Goodman thanked the public for their patience as he works through the agenda.

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

Today's Board meeting is being held via an authorized communication device and 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 that 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 and discussed the process for the Board meeting in the event there is not a quorum of members present.

Item I **Roll Call**

The following members of the Board of Directors reported present: Alexander Balloon, Andrew Goodman, Maria Gonzalez, Rebecca Lopez Kriss, Michael Koonce, Majeedah Rashid and Rick Sauer.

Board member Michael Johns joined the meeting at 10:42 am.

The following Board members were absent: Richard DeMarco and Anne Fadullon. One Board seat is still vacant as of this date.

Ms. Imredy Saah noted that there will be a recusal of a Board member for each of two (2) agenda items, leaving the Board with six (6) members, which is a quorum. The votes on those two agenda items will have to be adopted by all six (6) Board members voting in order to be dispositive.

The following Land Management staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Cristina Martinez, Brian Romano, Tracy Pinson-Reviere, Mathen Pullukattu, and Carolyn Terry.

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**

Mr. Goodman called for questions or comments from the Board regarding the minutes of the Board meeting of September 12, 2023. There were none.

Mr. Goodman recognized Judith Robinson, a representative of the Strawberry Mansion Civic Association. Ms. Robinson expressed her opinion that the Board did not have a quorum to close the meeting on September 12th and asked about the proper protocol for closing the meeting of the Land Bank meeting. Ms. Imredy Saah responded that the By-Laws and state law require that the Board have a quorum of the entire Board, which would be six (6) members because the Board has eleven (11) board members. For any disposition of property worth more than \$50,000, the Board must have six (6) votes for or against the disposition. Without a quorum, the Board cannot transact business. Nevertheless, Ms. Fadullon, Board Chair, had continued to take comments and questions for a while after the Board lost quorum before the vote on the final agenda item could occur. The meeting closed when there were only three (3) Board members remaining. Mr. Rodriguez clarified that the question was whether the Board had a sufficient number of members present to close the meeting. Ms. Imredy Saah clarified that the Bylaws provide that if there is no quorum of members, those remaining can move to close the meeting. Mr. Rodriguez responded to Ms. Robinson's request for an outside legal opinion, clarifying that she would have to solicit the opinion.

Mr. Goodman called for a motion regarding approval of the minutes.

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

Upon motion made and duly seconded, the Board unanimously approved the September 12, 2023 Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported that pursuant to Resolution 2023-32, adopted by the Land Bank Board to permit Land Bank staff to make home sale price adjustments for previously approved dispositions, under certain conditions, a home sale price increase was granted for the homes to be built in Phase 2 of the Brewerytown - Jefferson and Marston RFP approved in 2022. Due to community feedback, a large lot used by the community for parking was removed from the project, but the developer had incurred costs related to the subdivision and plans for the lot prior to its removal from the project, and the removal resulted in the loss of ten (10) housing unit. To compensate the developer for the loss, Land Bank staff agreed to increase the maximum sales price for the remaining units in Phase 2 from \$280,000 to \$290,000.

Mr. Balloon asked if the removal of the lot resulted in fewer affordable units or the same number of affordable units. Mr. Rodriguez responded that ten (10) units of affordable housing were lost.

Mr. Goodman asked if there were additional comments or questions from the Board or the public. There were none.

Item IV **Administrative Matters**

A. Interagency Transfer

Mr. Lawrence asked the Board to authorize the transfer of property to the Philadelphia Housing Authority (PHA) for use as community open space to be managed and owned by PHA. The property is 2342-48 N. 27th Street a/k/a 2748 N. 27th Street and is assessed as 2342, 2344, 2346 and 2348 N. 27th Street; 2704, 2706 and 2708 W. York Street; and 2709 W. Arizona Street.

Mr. Goodman asked if public comments were received prior to the Board meeting. None were received.

Mr. Goodman called for questions or comments from the Board. There were none.

Mr. Goodman called for questions or comments from the public. Judith Robinson asked if the property was being transferred to a neighborhood organization. She voiced her opinion that PHA is a badly managed agency and should not receive more land.

Ms. Lopez Kriss asked why the Land Bank was transferring the property. Mr. Rodriguez responded that there is a local non-profit, "All in the Family", that applied to purchase the land from the Land Bank but does not qualify for a garden and open space disposition. The organization negotiated with PHA to take ownership and provide property management for the community open space. PHA will take title and permit access.

Mr. Sauer requested confirmation that the property is currently being used as an open space. Mr. Rodriguez confirmed.

Mr. Goodman called for a motion regarding the proposed transfer of the properties to PHA.

Mr. Balloon moved to approve the interagency transfer of the property to PHA. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 2342-48 North 27th Street a/k/a 2748 North 27th Street (Assessed as 2342, 2344, 2346 and 2348 North 27th Street; 2704, 2706 and 2708 West York Street; 2709 West Arizona Street) to Philadelphia Housing Authority** (attached to these minutes as **Exhibit B**).

B. Amendment to Approved Disposition

Mr. Goodman noted the original agenda had an agenda item for modification of the disposition of 1736 North 22nd Street, but that item has been tabled.

C. Resale of Affordable Home Subject to a Declaration of Restrictive Covenants

Mr. Lawrence asked the Board to authorize the resale of 2641 Reed Street to Hien Long Cung and Tam Kinh Ho subject to and in accordance with the Declaration of Restrictive Covenants, which was recorded against the property in June of 2021. A year after purchase, the buyer requested the Land Bank's consent to sell the property but was unable to find a buyer at the restricted sale price in a timely manner. The Land Bank exercised its purchase option and acquired the property in September of 2022. The new purchasers have been income-certified, and the proposed sale price is \$265,000.00. A new 10-year affordability period will begin when the title is transferred, as required by the Declaration on the property.

Mr. Goodman asked if written comments were received prior to the meeting. None were received.

Mr. Goodman called for questions and comments from the Board.

Ms. Gonzalez asked whether the same affordability standards that were initially imposed on the property and owners will remain in place, and Mr. Rodriguez confirmed that they will.

Mr. Goodman requested confirmation that the AMI level remains the same even though the sales price has increased from 2021. Mr. Rodriguez confirmed that the AMI level remains the same.

Mr. Goodman called for questions and comments from the public. Mr. Goodman recognized Heaven Thomas, who asked about the process for taking public comment on agenda items into consideration. Mr. Rodriguez responded that this is a public meeting, and members of the public accordingly have a right to state their opinions. Board members can consider any comments in their deliberation. Ms. Thomas asked how the Land Bank ensures that people who want to comment can do so. Mr. Rodriguez explained that, in addition to live testimony, the public may submit written testimony before the meeting or utilize the Q&A function in the Zoom meeting.

Tamela Oglesby expressed her concern about prior Land Bank dispositions and expressed her belief that too many disposition programs are unavailable to low-income residents.

Francis Henriquez asked for an update on the status of his application for 625-29 West York Street. Mr. Lawrence stated he would check on the application and respond to Mr. Henriquez.

Judith Robinson talked about land sales and increasing home prices. Ms. Robinson would prefer income-based pricing to the current pricing methods.

Mr. Goodman called for a motion regarding the sale of 2641 Reed Street.

Mr. Koonce moved to approve the sale. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted **Resolution Authorizing Conveyance of 2641 Reed Street to Tam Kinh Ho And Hien Long Cung** (attached to these minutes as **Exhibit C**).

Item V
Property Dispositions

A. Gardens/Open Space

Mr. Lawrence asked the Board to authorize the conveyance of 5232 Chester Avenue in the 3rd Council District to Chester Avenue Community Garden. The non-profit organization wants to rebuild garden beds and rehabilitate the site as a community garden. The application was unsolicited. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan but will be subject to permanent use restrictions as managed open space. A 30-year self-amortizing mortgage will be placed on the property.

Mr. Goodman asked if written comments were received prior to the meeting. There were none.

Mr. Goodman called for questions and comments from the Board. There were none.

Mr. Goodman called for questions and comments from the public. Mr. Goodman recognized Andrew Switzer and other neighbors, who stated that he helps maintain the garden and that he and his neighbors would like to continue to maintain it as beautiful open space.

Heaven Thomas, following up on a Q&A submission, asked whether all Land Bank dispositions have restrictions on resale and specifically whether this disposition would have resale restrictions. Mr. Rodriguez explained the various types of land bank dispositions and the associated restrictions, and confirmed that this sale would be restricted for 30 years after the initial sale.

Mr. Goodman called for a motion regarding the disposition of 5232 Chester Avenue.

Mr. Koonce moved to approve the disposition. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 5232 Chester Avenue to Chester Avenue Community Garden** (attached to these minutes as **Exhibit D**).

B. Development – Business Expansion (unsolicited)

Mr. Goodman noted the original agenda had an agenda item V.B. contemplating a business expansion application, but that item has been tabled.

C. Development – Community Benefitting Use (unsolicited)

Vice Chair Andrew Goodman announced that he was recusing himself from consideration of this item and that Board Secretary Maria Gonzalez would chair the meeting in his absence. Mr. Goodman then turned his audio and video off.

Ms. Gonzalez introduced herself and asked staff to continue with the next item on the agenda.

Mr. Lawrence asked the Board to authorize the disposition of a parcel located at 1511-17 S. 55th Street in the in the 3rd Council District to African Cultural Alliance of North America, Inc., a non-profit organization (ACANA). ACANA is looking to develop its new headquarters utilizing new market tax credits and other funding sources. The proposal includes a new building, which will be a four-story

mixed-use commercial building. The 33,000 square foot facility would house ground floor commercial space for a restaurant and dry cleaner, a community center with childcare and healthcare services, and office space on the upper floors for the nonprofit's new headquarters. The proposal includes the renovation of adjacent structures owned by the applicant. The application was unsolicited, evaluated according to the current disposition policy and qualifies for a nominal disposition purchase price due to its social impact component. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan will be subject to an Irrevocable Power of Attorney and Right of Re-entry Reverter. A permanent deed restriction will be placed on the property to ensure the use remains limited to community benefiting uses.

Ms. Gonzalez requested that Land Bank Counsel (Andrea Imredy Saah) explain to the Board and public attendees why Board Vice Chair Andrew Goodman recused himself from this disposition. Ms. Imredy Saah responded that Mr. Goodman is the Director of Equitable Development for 3rd District Councilmember Jamie Gauthier's office and provided technical support and guidance about the application process and coordination with staff to facilitate consideration and administration of the application. Because of the conflict of interest, Mr. Goodman recused himself from consideration and voting on the project. Mr. Goodman's letter informing the Board of his recusal is attached to these minutes as **Exhibit E**.

Ms. Imredy Saah announced that one written communication, a letter from Councilmember Gauthier expressing her strong support for the project, was received prior to the Board meeting (attached to these minutes as **Exhibit F**).

Ms. Gonzalez called for questions or comments from the Board. Mr. Balloon asked under which category this disposition was being classified. Mr. Rodriguez responded that this disposition falls into the category of a community-benefiting use.

Ms. Gonzalez called for questions or comments from the public. Judith Robinson expressed her appreciation for the explanation of Mr. Goodman's recusal and her concerns about Board member recusals.

Ms. Gonzalez called for a motion regarding the disposition.

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

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 1511-17 South 55th Street to African Cultural Alliance of North America, Inc.** (attached to these minutes as **Exhibit G**).

D. Development – Affordable Housing (unsolicited)

At this time, Mr. Goodman returned and resumed chairing the meeting.

Ms. Imredy Saah announced receipt of a letter from Board member Maria Gonzalez recusing herself from consideration of the next disposition on the agenda. Ms. Gonzalez is the Executive Director of HACE, which is a member of Ceiba Latino Equitable Development Collective and as such advocates for the development of affordable housing for very-low-income households in the neighborhood where the properties in the proposed disposition are located. Since HACE and Ceiba oppose the proposed

disposition, Ms. Gonzalez has a conflict of interest and must recuse herself from voting on this item. Her letter informing the Board of her recusal is attached to these minutes as **Exhibit H**.

Ms. Imredy Saah confirmed that a quorum still existed and consideration of the next agenda item could proceed. Mr. Lawrence requested that the Board approve the disposition of seventy-five (75) lots in the 7th Council District to BMK Properties, LLC for the development of seventy-five (75) mixed-income single-family homeownership units. Eight (8) units will be sold to households with an income at or below 60% of Area Median Income (AMI) with a maximum sales price of \$199,990; thirteen (13) units will be sold to households at or below 80% AMI with a maximum sales price of \$249,990; seventeen (17) units will be sold to households at or below 100% of AMI with a maximum sales price of \$279,990, and the remaining thirty-seven (37) units will be sold at market rate, with no income restriction on the purchasers. Affordable units will be two stories and include basements, three bedrooms, and two baths; market-rate units will be three stories and include basements, three bedrooms, two baths and a roof deck. All affordable units will be eligible for the Neighborhood Preservation Turn the Key program, and the subsidy will be applied on a sliding scale.

Mr. Goodman asked if there are any changes to the proposed disposition from what was proposed at last month's Board meeting. Mr. Lawrence responded that the proposed disposition has not changed.

Mr. Goodman asked if any written comments were received prior to the Board meeting. Ms. Imredy Saah confirmed that multiple written comments were received and that because of their number and length, she would summarize them for the record. She added that the Board received all letters and emails submitted prior to the Board meeting, and all such public submissions will be attached to the minutes when they are posted on the Land Bank's webpage.

Ms. Imredy Saah summarized comments received from Will Gonzalez on behalf of Ceiba, from Meghan Duffy on behalf of multiple listed neighbors, and from Pat DeCarlo on behalf of Norris Square Community Alliance's RCO Committee, all of which expressed 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 the neighborhood for affordable housing development at or below 80% AMI and to not allow any market rate development on publicly owned land; 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 the request that the Land Bank allow purchases of the land for use as gardens and open space instead of housing development. All emails and letters submitted by the public are attached to these minutes as **Exhibit I**.

Councilmember Quetcy Lozada, who represents the neighborhood and states she is acutely aware of its housing issues, also submitted a letter (attached to these minutes as **Exhibit J**). She is aware of the City-created programs to address these issues but has concerns about their ability to address the residents' concerns and believes that the proposed development would not serve the interests of her constituents at this time.

Mo Rushdy, who was also a recipient of Councilmember Lozada's letter, responded on behalf of BMK Properties, LLC by noting that the application is a concrete opportunity to build homes to address the existing housing shortage. The offer would allow low-income purchasers to own their own home and build generational wealth.

Mr. Goodman called for questions and comments from the Board. Ms. Lopez Kriss asked if discussion was had about the handful of vacant lots included in the proposed project that are worth \$100,000 or more, and whether the Land Bank would sell them at market rate. Mr. Rodriguez responded with clarification of the process Land Bank uses to qualify an application. Pursuant to the legislation, staff discount the value of the land to the point that the project is viable. The market-rate units being developed are included because the developer uses the profit from the sale of those units to subsidize its loss on the 60% and 80% AMI units. For the Land Bank to sell a property at its appraised fair market value would require a Competitive Sale under the disposition legislation, and that would preclude the development of affordable units.

Mr. Balloon requested an update from staff on the progress of the Turn the Key Program. Mr. Rodriguez responded that to date the Board has approved the development of 650 properties that are in different stages of development. Ribbon cuttings are occurring, and there are 2,000 purchaser applicants in the pipeline, sixty (60%) percent of whom are City employees.

Mr. Sauer wanted clarity on a few comments he heard. There is some concern from the immediate community that there has been a lot of development in the neighborhood. In addition to the Turn the Key program, Mr. Sauer wanted the Board to explore how to enable long-term residents to benefit from the development. He also asked for clarification regarding the location of the market-rate units versus the affordable units. Mr. Lawrence responded that the opportunities are intermingled, and a map of properties and their locations is located on page 129 of the Board package. Mr. Sauer also requested clarification regarding the profitability of the project. Mr. Rodriguez clarified that staff look at the entire project, including the market rate units, when calculating projected profit. Mr. Lawrence added that the market rate units were projected to be sold at \$400,000 or less.

Mr. Goodman recognized the public for comments.

Mo Rushdy, on behalf of the applicant entity, clarified that they fulfilled all outreach requirements set forth by the Land Bank, and that all efforts were documented, including correspondence with the Registered Community Organizations. At community meetings, five (5) different affordability options were presented, and this is the mix which was chosen for the application submission. This is the first project which will offer homeownership at 60% of AMI. Mr. Rushdy stated that the inclusion of market-rate units cross-subsidizes the 60% AMI units, and that units at that AMI level cannot be included without the market-rate units. Mr. Rushdy's application includes \$25,000,000 in private financing, and there are no other meaningful applications to develop affordable housing on the property.

Meghan Duffy voiced her and her neighbors' opposition to the project. Ms. Duffy believes the community didn't receive sufficient notice, and the lot she and her neighbors want removed from the project should remain as a community space. Ms. Duffy asked the Board what weight is given to community input in the decision-making process. Mr. Goodman replied that community input is very important and is a part of each Board member's evaluation.

Ms. Lopez Kriss reminded the Board that the Board may have a quorum only until noon, and she would like to limit speakers to one opportunity to speak for two minutes in the interest of time.

Manny Delgado from Asociacion Puertorriquenos en Marcha (APM) stated his organization's strong opposition to the project. APM has developed several properties in this neighborhood and believes the actual return on investment (ROI) is higher than stated.

Talia Giles, director of the Philadelphia Liberation Center, spoke out against the project. Ms. Giles believes the project undermines the stated preferences of the local residents and RCOs.

Nilda Ruiz from the Norris Square Community Action Network (NSCAN) believes this application to develop property should be rejected. Ms. Ruiz referenced the letter she previously submitted (for the October Board meeting), which laid out all of the organization's objections to this project. NSCAN believes the developer should submit a more suitable application with more housing for very-low-income residents. Ms. Ruiz asked the Land Bank Board to submit information regarding all Turn the Key projects to NSCAN and other interested RCOs. Mr. Rodriguez responded that all the information is on the PHDC website for the Turn the Key program (<https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/>).

Mr. Johns left the meeting at 12:00 pm.

Tawny Koslowsky, a homeowner whose home abuts one of the properties on North 5th Street, stated her opposition to the project. Ms. Koslowsky wanted to purchase one of the lots as a side yard and was told it was too large; she entered into a garden agreement for the property instead. Ms. Koslowsky lives forty feet from 1804 and 1806 N. 5th Street and found out about the project from a flyer posted on the property, which she believes was insufficient.

Mr. Koonce left the meeting at 12:01 pm during Ms. Koslowsky's testimony.

Mr. Balloon asked how many Board members remained in the meeting. Mr. Goodman stated that five Board members remained in the meeting, and Mr. Rodriguez added that the Board therefore no longer had a quorum. Mr. Balloon asked if that requires ending the meeting. Mr. Rodriguez stated that the Board could not act on this item but could continue to accept public comment.

Ms. Lopez-Kriss asked if staff knew whether and when the Board members who left the meeting would return. Ms. Imredy Saah received messages from Board members Michael Koonce and Michael Johns that they would rejoin in 10-15 minutes. The Board could continue to take comments in hopes that a quorum would be reestablished shortly, allowing the Board to vote on this item.

Omar Shalom, Business Agent for Local 427 which represents the City's Sanitation Department, spoke on behalf of City sanitation workers in support of the project. Mr. Shalom supports the proposed development for the Turn the Key program, and expressed his conviction that his membership deserves the opportunity to own homes in the City.

Timour Kamran, a resident of the 2000 block of North Philip Street, spoke out against the project. Mr. Kamran supports City employees being able to buy a home but does not believe this project is a good deal for the neighborhood, and he thinks the price paid by the developer to the Land Bank for property is too low. The developer should come back to the community with a better deal.

Will Gonzalez of Ceiba spoke again to clarify that his organization wants hard-working individuals to own homes and create generational wealth but does not believe that Turn the Key is the solution. Mr. Gonzalez believes community-based organizations have demonstrated successful development in the community for over forty years, and community-based organizations should continue to lead development in the neighborhood. He also reiterated that the developer's outreach was insufficient and stated that Spanish translation should be offered at any community meetings in the neighborhood.

Mr. Koonce returned to the meeting at 12:11 pm, reestablishing a quorum.

Zane Knight, a resident of North Howard Street since 2017 and a steering committee member of the Norris Square Community Action Network, does not believe this problem will be resolved with for-profit developers. Mr. Knight stated that the pricing mechanism for the Turn the Key program was unclear suggested that the developer should purchase the properties at a percentage of market value, leading to more funds being available to address the needs of the neighborhood.

Ernest Garrett, President of District Council 33, supports a program that helps City workers become homeowners and would like more information about how the program benefits City employees.

Karla Martin, a community member from the Norris Square neighborhood, spoke out against the project. Ms. Martin does not believe the project has the community's interest at heart and urged the Board to listen to the community and vote against the project.

Mr. Johns returned to the meeting at 12:20 pm.

Dawud Bey, a subcontractor who has been working on the Turn the Key projects, expressed his appreciation for the benefits of these developments for minority contractors and workers by providing minority employment opportunities. Mr. Bey has observed first-hand the spillover effects of transforming blighted and vacant lots into housing and stated that neighbors appreciate the improvements.

Jacque Sims, who grew up in North Philadelphia and runs an affordable housing non-profit organization, expressed her support for this development. Ms. Sims reiterated that there are limits on the developer's ROI and praised the requirement for minority participation. Ms. Sims also supports housing development with deeper affordability, but the subsidies for that level of affordability are difficult to obtain and not readily available.

Bonita Cummings stated her strong opposition to the project and to past projects approved by the Land Bank Board, including transfers to the Philadelphia Housing Authority for very-low-income housing development in her neighborhood. Ms. Cummings does not believe there is sufficient community planning for Land Bank dispositions.

Mr. Balloon reminded the Board that they are scheduled to lose Mr. Johns at 1 pm, and the Board still needs to deliberate regarding the item. Mr. Goodman stated that public comment would conclude shortly.

Judith Robinson stated that citizens have a right to full deliberation and full participation. She believes the community has clearly spoken against the development.

Ms. Imredy Saah stated that there was a question in the Q&A that had not been answered, and Mr. Goodman recognized the questioner, who had not spoken yet.

Aiko Dorr-Dorynek asked the Board to vote against this project. He believes developers like BMK should detail their funding sources to ensure they are not part of a global corporation like Blackrock. He objected to the plans lacking any accommodations for handicap accessibility and asked the applicant to form a coalition with local community development organizations to develop this project.

Jeremy Blatstein stated his appreciation for what the Turn the Key program has done for the City of Philadelphia and reiterated that the 60% AMI sales are only possible due to cross-subsidization by the market-rate units. He asked the Board to support this project.

Mr. Goodman called for a motion regarding the disposition of the seventy-five (75) properties to BMK Properties, LLC.

Ms. Lopez Kriss stated that it was mentioned multiple times that the community outreach wasn't very good and asked if the developer held only one meeting. Mr. Rodriguez responded that the developer complied with the Land Bank Board's outreach requirements. Mr. Goodman stated that he did not want to start a discussion regarding outreach at this time and called again for a motion.

Mr. Balloon asked for clarification regarding what the Board is being asked to consider. Mr. Rodriguez responded that the Board is being asked to consider a Yes or No vote for the proposed disposition based on the affordability levels as presented, and to do so in light of the requirements for the "affordable housing development" category (a minimum of 51% of the units must be affordable under the legislation) of unsolicited applications. The Board can vote No on the resolution, vote Yes on it, or vote to table the resolution and offer alternative resolutions or direction to staff.

Ms. Imredy Saah expanded upon Mr. Rodriguez's comments to explain that if the Board wants to take a different action, they are free to make a motion for something other than the approval of the resolution as presented.

Mr. Goodman stated that since the advent of Turn the Key program, the Land Bank has received many similar applications, and each project has received similar comments. There is a tension between what the Philadelphia Code defines as affordable and what the community considers affordable. Mr. Goodman added that there is not enough subsidy or assistance available for deeper levels of affordability, but Turn the Key has increased the number of Land Bank housing applications.

Mr. Sauer asked about Councilmember Lozada's letter opposing the project and whether it would be incumbent upon the Councilmember to introduce a resolution for this disposition if the Board approved it. Mr. Rodriguez responded that the obligation of the Board is to consider the application presented, and that it would be the Councilmember's responsibility to decide whether to introduce the resolution for approval to Council. If a resolution was not introduced to Council within a specified time frame, the developer would receive a rejection letter. Mr. Sauer stated he is open to an alternative motion, but not in favor of the resolution as presented.

Mr. Balloon then moved to approve the disposition. Ms. Lopez Kriss seconded the motion. Mr. Goodman confirmed that any definitive vote would require six (6) votes either for or against approval of the disposition. The Board members voted as follows:

Rick Sauer - No
Rebecca Lopez Kriss – Yes
Alex Balloon – Yes

Michael Koonce - No
Michael Johns – Yes
Majeedah Rashid – No
Andrew Goodman – No

Ms. Imredy Saah noted that by a vote of three (3) votes in favor and four (4) votes against, the resolution approving the disposition of seventy-five (75) properties to BMK Properties, LLC was neither adopted nor rejected. Alternative motions may be taken if the Board wishes to make any.

Mr. Goodman asked if there were any alternative motions. Mr. Rodriguez added a point of clarification, asking for the Board's directive to the staff on this item before bringing it back to the Board for reconsideration.

Ms. Lopez Kriss reiterated that the developer said he would consider increasing the number of affordable units and that it might be helpful to explore what an alternative project might look like before having another community meeting in conjunction with an RCO with Spanish translation. Mr. Rodriguez noted the developer had offered to develop the full project at 100% AMI, which he had reiterated in the Q&A comments.

Mr. Balloon stated his belief that a number of the Councilmember's concerns could be addressed, and that negotiations between the Board and developer through the Q&A comments is not a best practice. Mr. Goodman concurred.

Ms. Lopez Kriss made a motion requesting that staff meet with the developer to discuss an alternative mix of mixed-income housing. Mr. Rodriguez asked that the resolution include a directive to meet with the Councilmember regarding the community's concerns and how to address them. Mr. Sauer also requested that an additional community meeting be required.

Mr. Rodriguez, in response to comments submitted via the Q&A function, clarified that the 4-3 split vote was not sufficient to either approve or reject the proposed project. Land Bank bylaws and procedures require staff to bring this project back to the Board for reconsideration, and any new motion should set forth the requirements staff would have to meet before bringing the project back for reconsideration. (NOTE: The bylaws provide that any decision regarding real property worth more than \$50,000 requires a majority of the entire Board to vote either in favor of or against the decision. In other words, a vote with fewer than six (6) members either in favor or against is not definitive.)

At Mr. Johns' prompting, Ms. Imredy Saah clarified and summarized the Board's directives as: (1) to meet with the Councilmember to understand her concerns and determine desired parameters for a development project; (2) to meet with the developer to discuss possible alternative mixes of affordable housing in an attempt to address the Councilmember's concerns; and (3) to hold a follow-up meeting in the community in conjunction with one of the RCOs, with Spanish translation, to discuss any alternative proposals.

Mr. Balloon made a motion to require the staff to take the actions as summarized by Ms. Imredy Saah. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the directives to the staff.

Item VI
Public Comment (Old & New Business)

Mr. Goodman asked if any member of the Board or the public wished to raise Old or New Business.

Judith Robinson praised the public's participation, citing it as a factor in the Board's vote on the previous agenda item. Regarding old business, she stated that in April 2023 the Board approved the transfer of 69 properties to the Philadelphia Housing Authority (PHA) over the community's objections, and she wished to reiterate her disapproval. Her connection to the meeting was disrupted at this time.

Zane Knight asking about the timeline for bringing the BMK project back to the Board for consideration. Mr. Rodriguez responded that the resolution was clear in its directives to staff, and the project will not return to the agenda until those directives are met.

Bonita Cummings also commented about the April 2023 transfer of 69 properties in Strawberry Mansion. She does not support the creation of low-income rental housing and believes the PHA's project will bring disease and violence to the community. Ms. Cummings believes there should be more community involvement in the approval of land sales.

Judith Robinson rejoined the meeting and stated her objection to the July 2023 administrative resolutions granting certain authority to Land Bank senior staff, including the Executive Director.

Item VII
Adjournment

Mr. Goodman thanked the public for their participation and called for a motion to adjourn. Mr. Balloon moved to adjourn the meeting. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 1:10 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, October 10, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Ali Perelman
Mark Coriolan
Keila Cordova
Jamal Wells
David Fecteau
Annette Collier
Unique Witcher
Patricia DeCarlo
Mike Tomasetti
Marcos Lomeli
Jacquie Sims
Dawud Bey
Bonita Cummings
Francis Henriquez
Alysia Wimberly
Wadia Gardiner
Mo Rushdy
Lawrence McKnight
Wayne T
allison weiss
Judith Robinson
Yvonne Ellison
Persia Oliver-Smith
Martha Griffin
Edmund Nyarko
David Oliver
Will Gonzalez
Julian Rios
Max Frankel
Nilda Ruiz
Jon Geeting
Daniel McShane
Mark Lawson
Ryan Boyer Jr.
Talia Giles
Zane Knight
Sloane Folks
Jeremy Blatstein
Ibraheim Campell

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, October 10, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Manny Delgado
Michaelle Bond
Karla Martin
Walter Toliver
David Langlieb
Daniel's iPhone
Tamela Oglesby
Maleek Smith
Haralabos Kiziroglou
Heaven Thomas
Marc Chartier
M.L. Wernecke
Sharon Vaughn
Tawny Koslowsky
Samuel Nofer
Meghan Duffy
Amanda Garayua
Noemi Rivera
Timour Kamran
Georges Vegne
Jill Cifelli. Court Reporter
Jill Cifelli. Court Reporter Audio backup
Mike Tomasetti
Leslie Arnette
Sarah Shanoudy
UgoTheAgent Opara
Sonya Nickerson
Bunmi Samuel
Andrew Switzer
Evon Sutton
Christopher Mejia-Smith
Susan Varghese
george mcduffie
James Yoakum
Aiko Dorr-Dorynek
Kathryn Robinson
Bliss Allen
evon Sutton
momin sheikh
Vanessa Raymond-Garcia

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, October 10, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Ernest Garrett
Leonard Brown
Jannette Diaz
Ben Reiss
Matthew Rice
J Smith
J I
Katie Smith
Zachary Frankel
Jack Green

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

#	Question	Asker Name	Answer
1	Yes I leave here in this city born here can't get nothing . Help when I call y'all . When I try to get a property . I can't ., yall help everybody but the people born in raise here	Tamela Oglesby	
2	ALL IN THE FAMILY...is a STRONG ORGANIZATION of STRAWBERRY MANSION. How can they Not Qualify to Manage LAND ???! Please STOP?!	Judith Robinson	
3	It was mentioned that contact information will be placed in the chat. Please place it at your convenience.	Bunmi Samuel	Ms. Saah's information has been posted in the Chat function
4	When land is transfer or sold to another entity, is all the properties required to have a clause that prevent sale or affordability?	Heaven Thomas	It depends on the proposed use. In this case PHA must follow HUD's restrictions on affordability and use restrictions.
5	At the previous meeting last month, The Board lost quorum during public comments on the resolution to sell 75 lots to the Riverwards Group. Initially, I assumed that that previous agenda item would be where we picked up for this meeting. I just wanted to confirm that this item was still being heard today by The Board? Thank you in advance.	Zane Knight	The intention is to address the disposition this agenda because we have quorum.
6	The word Afforability is being bandied about however, the questions remains affordable for whom? If the City of Philadelphia is the poorest of the top ten cities in the US and 19140, 32, and 21 are the poorest neighborhoods, how many people in those communities can actually aford to purchase or develop housing?	Wadia Gardiner	
7	Are we able to see previous land that has been voted on? Where can that history be found?	Bunmi Samuel	https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/
8	Are developers subject to the same 30yr mortgage plan when purchasing a property?	Wadia Gardiner	No, a declaration of restrictive covenants are filed on the property that governs affordability and resale values.
9	Hello. Where is the agenda for today's meeting located?	Martha Griffin	https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/

#	Question	Asker Name	Answer
10	<p>This is a comment and not a question. This item is just an example of how we must re-examine what we mean by affordable housing in Philadelphia. Only 8 of the 75 units may be loosely considered affordable. Thinking about how we can help families in a city known to have so many poor and low income families needing affordable housing, these units are not affordable. Perhaps the price of the units should be the price the buyer bought the property for at \$75,000-100,000 for all units since he will may get an abatement also. Philadelphia officials on all levels need to really examine what they think affordable is and why we are allowing so many market rate units that do not address the elephant in the room which is that we are not creating real affordable housing for homeless and for low and middle income families. This has to be a mission for all officials, this board, council, mayor and more. I am disappointed to continue to here mix housing units but most of the affordable housing is between 10-30%.</p>	Yvonne Ellison	Thank you for the commentary it will be included in the minutes.
11	<p>I am agree with the comments protesting this development and others that are like it. Public is not getting a chance to determine what is best for them instead of having to tolerate yet another development in their neighborhood that they cannot take advantage and use themselves because they are not affordable and doesn't include green spaces too. Please stop this practice of agreeing to mix use units which really do not address creating income based/ affordable housing that people in these communities can see themselves buying because they are invested in it and developers are only interested in profit.</p>	Yvonne Ellison	Thank you for the commentary it will be included in the minutes.
12	<p>Developer is making a lot of money and we need to look at other cities that are investing in communities but taking community comments seriously.</p>	Yvonne Ellison	
13	<p>* correction - by taking the needs and wishes of the community. To add another comment: This development should not have any market rate units. It is up to us to drive down the market rate so it can be more affordable for all rather than yield to it. Think of it like what we want the government to do to drive down the cost of drugs because they a lot of clout. PRA, Turn the Key, and other official groups need to really look at the mark-up of the property costs and drive them back down.</p>		

#	Question	Asker Name	Answer
13	What are other organizations and cities doing to create more reasonable income-base housing? Look at other cities and even places like Barcelona that are using their clout to ensure that communities do not become traumatized by how housing development and high cost of housing as well as gentrification is affecting their quality of life.	Yvonne Ellison	
14	Please allow me the oppurtunity to answer some of these questions	Mo Rushdy	When it comes to public comment you will be called on
15	the location was a mistake, the market rate units are south of Susquehanna, and the affordable units are north of Susquehanna. all are south of Lehigh.	Marcos Lomeli	
16	What is the expected profit of this project and what happens if it exceeds the 20% ROI cap?	Edmund Nyarko	It cannot exceed 20% - staff would not bring it to the Board. Also, we stipulate sales prices based on what is submitted to the Board to consider.
17	Why are you going to limit community members concerns and allowed the developer to speak for 5 minutes and go first?	Karla Martin	
18	I rather see it as green space and community space. He has now said that he can make it all affordable. Why do we need so many units? If it is done, take him up on his offer to make these units ALL affordable without any market rates. How can Habitat for Humanity and other non-profit groups able to build homes? There has to be some more research done on this because what happens here will be used to do it elsewhere.	Yvonne Ellison	
19	Everyone should deserve to speak in this meeting and voice their concerns	Karla Martin	
20	So the developers can take all the time but the community only gets two minutes, sounds like y'all really wanna hear us.	Meghan Duffy	
21	Yes, affordable project should not be not just for city workers.	Yvonne Ellison	
22	The liberation center had 4 testimonies last time collectively spoke with over 10 minutes Now a 5th testimony.	Mo Rushdy	

#	Question	Asker Name	Answer
23	Not ignoring your wishes. I came back and offered 100% of the units being affordable. NO MARKET RATE UNITS	Mo Rushdy	
24	You have to be kidding. This is actually ridiculous. Why did the Michael's just leave? This is unacceptable.	Jeremy Blatstein	
25	To clarify Mr. Rushdie's statement--the July meeting that he hosted was scheduled at 5pm when many people are just leaving work and only available via Zoom, when many of the community members in Norris Square are not tech savvy. 10 or 11 people attended this meeting and 6 of which are from an RCO, 2 representing the developer and 1 city official from PHDC. Is this the community input he is referencing?	Talia Giles	
26	It is not a competition between city workers and other workers in the city. Everyone should have the ability to live in or own affordable housing. Adapt the project qualifications for all and lower the market rates given buyers get a huge subsidy via tax breaks or rates. We can work and do more to provide affordable housing for all.	Yvonne Ellison	
27	If it was Covid. Everybody had to be I. How did all these new home an apartments get build . When we couldn't do nothing . 🙄 it don't make sense to me	Tamela Oglesby	
28	I appreciate this lengthy discussion because it open up some interesting comments. - a good point was made about the difference between city and neighborhood AMI. Thank you!	Yvonne Ellison	
29	The word affordability is being bandied about however, the question remains affordable for whom? If the City of Philadelphia is the poorest of the top ten cities in the US and 19140, 32, and 21 are the poorest neighborhoods, how many people in those communities can actually afford to purchase or develop housing?	Wadia Gardiner	
30	Thanking you for listening and including mine and all the comments into the record. This was a valuable discussion to hear everyone point of view. I agree for the need for community planning too.	Yvonne Ellison	

#	Question	Asker Name	Answer
31	please take one more	Aiko Dorr-Dorynek	
32	<p>Additional comments that I would like to add to the record:</p> <p>Gentrification is a huge issue in this community. We have been inundated with development approvals at an insane rate. The majority of properties being build are not quality. These properties almost always use cheap materials and deteriorate significatly faster than properties that have been standing for over 100 years. There are community activists showing how many of these properties that have only been standing for 10 years already contain black mold, foundation issues, and many other issues, including hurting neighbouring properties. This community has been lied to continually by developers and we do not trust that this developer is any different.</p> <p>Additionally, why is this developer able to apply for 75 lots all at once? These lots shoud be considered on a case by case basis or at least on a smaller, consecutive lots basis (as in lots on the same steet), as most of the cases you seem to hear only contain a few lots - nothing of this capacity.</p>	Zane Knight	Your comments will be part of the record, as everyone else's who has submitted a comment or question.
33	can you see it	Aiko Dorr-Dorynek	
34	Mr Robertson - yes I do have an accent. I'm an immigrant. Philly is my home. I'm an engineer. No daddy money. Worked hard to what I do. And I love this city. Appreciate the inappropriate comment about my accent	Mo Rushdy	
35	Is Jeremy Blatstein an investor of this project or is he just supporting his fellow developer?	Talia Giles	
36	Following up on what was just said, what are the factors the board must consider? meaning what is the rubric? how much weight is given to the social impact of a project?	Edmund Nyarko	
37	100% of the homes at 100% AMI conforming to the RFPs being issued by the land bank. That has been offered	Mo Rushdy	

#	Question	Asker Name	Answer
38	Go back and talk with the CDC's and get more community involvement and look for union participation and discuss with people what the project is about! Make sure that 100% of the projects are fully identically sized that there is no segregation of affordable and slash market housing.	Aiko Dorr-Dorynek	
39	The board voted no to the resolution, what does that vore mean if not that the proposed project was rejected?	Nilda Ruiz	
40	¿How come the developer has access to the Chat, yet we do not?	Will Gonzalez	The developer does not have access to the Chat. I hope I made it clear that none of the public attendees has access to the chat. Developers can submit comments in the Q&A just like everyone else does.
41	This is hard to watch, it is outrageous	Nilda Ruiz	
42	¿Porque el "developer" tiene acceso al "chat" pero nosotros no?	Will Gonzalez	
43	The board voted no, the ED is making a motion - he is not part of the board. This is crazy. So sad	Nilda Ruiz	
44	Include the CDC with the City Council Woman	Aiko Dorr-Dorynek	
45	Agreed the mass land grab instead of each lot being considered on a case by case basis is unprecedented.	Tawny Koslowsky	
46	meeting with community rco is key to review and determine what issues would resolve problems	Patricia DeCarlo	
47	the developers comments are not visible, though mentioned at the meeting. Are those sent directly to staff and not to the entire group? Those should be shared with the public.	Nilda Ruiz	They are listed in the dissmmed section of the Q&A. All comments will be in the minutes.
48	Board needs to review certain actions of landbank	Patricia DeCarlo	
49	How can landbank take someone's gardens away and sell it to developer for \$1,000. when homeowner was willing to buy.	Patricia DeCarlo	

Exhibit A

Condensed transcript of October 10, 2023 Board Meeting follows

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PHILADELPHIA LAND BANK

- - - - -

BOARD OF DIRECTORS' MEETING

DATE: Tuesday, October 10, 2023

LOCATION: Zoom teleconference

REPORTED BY: Jill Cifelli, Digital Reporter

JOB NO.: 29941

<p style="text-align: right;">Page 2</p> <p>1 ATTENDANCE</p> <p>2 BOARD MEMBERS:</p> <p>3 ANDREW GOODMAN, VICE CHAIR</p> <p>4 MICHAEL JOHNS, BOARD MEMBER</p> <p>5 ALEXANDER BALLOON, BOARD MEMBER</p> <p>6 MICHAEL KOONCE, BOARD MEMBER</p> <p>7 RICK SAUER, BOARD MEMBER</p> <p>8 MAJEEDAH RASHID, BOARD MEMBER</p> <p>9 REBECCA LOPEZ-KRISS, BOARD MEMBER</p> <p>10 MARIA GONZALEZ, BOARD MEMBER</p> <p>11</p> <p>ALSO PRESENT:</p> <p>12</p> <p>ANDREA IMREADY SAAH, ESQUIRE, BOARD COUNSEL</p> <p>13</p> <p>ANGEL RODRIGUEZ, BOARD EXECUTIVE DIRECTOR</p> <p>14</p> <p>JESSIE LAWRENCE, BOARD ADMIN</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>25</p>	<p style="text-align: right;">Page 4</p> <p>1 PROCEEDINGS</p> <p>2 (10:00 a.m.)</p> <p>3 MR. GOODMAN: Thank you for your patience on me</p> <p>4 working through the agenda. As a start, I'll turn it</p> <p>5 over to our counsel for an announcement about</p> <p>6 conducting virtual meetings.</p> <p>7 MS. SAAH: Good morning, everyone. Today's</p> <p>8 Board meeting is being held via an authorized</p> <p>9 communication device as authorized of the</p> <p>10 Pennsylvania Land Bank Act. This meeting is being</p> <p>11 recorded as required by council ordinance.</p> <p>12 Questions and comments may be made using the Q&A</p> <p>13 function or by using the raise hand function. If you</p> <p>14 are calling in and not using the Zoom webinar link,</p> <p>15 you can ask questions or make comments by pressing</p> <p>16 star 9 on your phone or using the raise hand</p> <p>17 function. Please do not use the chat function</p> <p>18 because those questions are not recorded.</p> <p>19 If any member of the public has any issues</p> <p>20 submitting questions or comments, please send an</p> <p>21 email to my email address which will be placed in the</p> <p>22 chat as well as in the Q&A.</p> <p>23 Please note, all questions and comments received</p> <p>24 by email prior to this meeting or through the Q&A box</p> <p>25 during the meeting will be included in the minutes.</p>
<p style="text-align: right;">Page 3</p> <p>1 AGENDA</p> <p>2 PAGE</p> <p>3 I. Roll Call 5</p> <p>4 II. Approval of Minutes of the Meeting of 12</p> <p>September 12, 2023</p> <p>5</p> <p>III. Executive Director's Report 12</p> <p>6</p> <p>IV. Administrative Matters</p> <p>7</p> <p>A. Interagency Transfer 14</p> <p>8</p> <p>C. Resale of Affordable Home Subject to a</p> <p>9 Declaration of Restrictive Covenants 21</p> <p>10 V. Property Dispositions</p> <p>11 A. Gardens/Open Space 31</p> <p>12 C. Development - Community Benefitting Use</p> <p>(unsolicited) 39</p> <p>13</p> <p>D. Development - Affordable Housing (unsolicited) 45</p> <p>14</p> <p>VI. Public Comment (Old & New Business) 132</p> <p>15</p> <p>VII. Adjournment 138</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>25</p>	<p style="text-align: right;">Page 5</p> <p>1 All questions and comments received by yesterday were</p> <p>2 shared with the Board.</p> <p>3 Also, prior to today's public session, the Board</p> <p>4 held an executive session, during which Mr. Rodriguez</p> <p>5 reviewed the agenda and discussed the process in the</p> <p>6 event there is not a quorum. And that's it.</p> <p>7 Should I proceed with the --</p> <p>8 MR. GOODMAN: Thank you, Andrea. Yes, please.</p> <p>9 MS. SAAH: Anne Fadullon?</p> <p>10 (No response.)</p> <p>11 MS. SAAH: Alexander Balloon?</p> <p>12 MR. BALLOON: Here.</p> <p>13 MS. SAAH: Andrew Goodman?</p> <p>14 MR. GOODMAN: Here.</p> <p>15 MS. SAAH: Michael Koonce? Can you unmute</p> <p>16 yourself, Michael?</p> <p>17 MR. KOONCE: Sorry. Here.</p> <p>18 MS. SAAH: Thank you. Majeedah Rashid?</p> <p>19 MS. RASHID: Here.</p> <p>20 MS. SAAH: Rick Sauer?</p> <p>21 MR. SAUER: Here.</p> <p>22 MS. SAAH: Michael Johns?</p> <p>23 (No response.)</p> <p>24 MS. SAAH: Absent. Richard DeMarco?</p> <p>25 (No response.)</p>

Page 6

1 MS. SAAH: Absent. Rebecca Lopez-Kriss?
2 MS. LOPEZ-KRISS: I'm here.
3 MS. SAAH: Maria Gonzalez?
4 MS. GONZALEZ: Here.
5 MS. SAAH: Okay. So we have seven Board members
6 present, and we have a quorum. I do want to point
7 out that we have a recusal of two agenda items which
8 I will mention before we start the discussion of
9 those items.
10 And that will leave us with six, which is a
11 quorum. Any vote on those dispositions or against
12 would have to be passed by all six members under the
13 law governing Land Bank dispositions. Okay. Just
14 wanted to clarify that up front. And we're good.
15 MR. GOODMAN: Yes. Great. Thank you very much,
16 Andrea. So, first order of business, as always, is
17 approval of last month's meeting minutes. So those
18 were included in the Board package from September
19 12th, 2023. I trust all members have had a chance to
20 review.
21 So if there are any comments, questions, please
22 say so. If not, can I get a motion on the minutes
23 from last month?
24 MR. BALLOON: It appears someone has their hand
25 raised. Do they want to comment on the minutes?

Page 7

1 MR. GOODMAN: Let's see.
2 MR. RODRIGUEZ: It's Judith Robinson.
3 MR. GOODMAN: All right. Shall we unmute?
4 MS. ROBINSON: Yes. Good morning, you all.
5 Judith Robinson here.
6 MR. GOODMAN: Morning.
7 MS. ROBINSON: 32nd Ward representative
8 emeritus, RCO emeritus, Strawberry Mansion Civic
9 Association. If I recollect, last month on September
10 the 12th, you all didn't have a quorum to close the
11 meeting. Very interesting meeting with all this land
12 movement, you all.
13 Here we go again. So we're in October. And I
14 want to just stop you all for a minute because you're
15 ready to run through and act like we didn't have a
16 meeting last month when you couldn't even close the
17 meeting because you didn't have a quorum. You all
18 ran away from the devil.
19 So I want to say, what is the proper protocol,
20 Attorney, when you did not have a quorum to close the
21 meeting last month? What are we doing here?
22 MS. SAAH: Ms. Robinson, our bylaws and state
23 law require that we have a quorum for any disposition
24 of our entire Board. So that would be 6 members
25 because we have 11 members.

Page 8

1 For any disposition of property worth \$50,000 or
2 more, we must have six votes either for or against
3 the disposition. Without those six votes, either --
4 I mean, without the quorum, the Board cannot transact
5 business.
6 And Anne Fadullon, our chair, continued to take
7 comments for a good 15, 20 minutes after we lost
8 quorum at the last meeting. So we had to close out
9 the meeting when we had only three people remaining.
10 MS. ROBINSON: Right.
11 MR. KOONCE: I guess the question Ms. Robinson
12 is asking is do we have enough to close the meeting?
13 MS. ROBINSON: That's right. September the
14 12th. That's what I'm asking. And I want a proper
15 attorney's opinion from outside of this process,
16 please. Can we get that?
17 The public is requesting it, public
18 participation, because it was a very strange meeting.
19 I'm not an attorney, but I know my public
20 participations right. So it was a very adversarial
21 request from the community to hold up on all of this
22 land disposition.
23 The Latino community had all of those letters
24 from all of their organizations. I only wish other
25 communities would be as strong as to say, "Hell no."

Page 9

1 So to be respectful, you didn't have a quorum to
2 close that meeting. I would like to know, from a
3 professional attorney's opinion outside of this
4 process, whether your meeting, overall, was even in
5 decency and in order as far as the public is
6 concerned. Because we're getting a lot of land
7 movement, like today.
8 And I don't want to belabor because you all were
9 late. So we don't want to be so late today because
10 we all have things to do. But I want to make sure
11 that where is the public? Because it's not your
12 land.
13 This Land Bank, we're going to have to look at
14 this thing a little closer. It's not your land to
15 give away. It's not the council prerogative to give
16 away. You all need to back up and understand you
17 have a legal obligation to do the right thing.
18 So we need to know whether that -- you all ran
19 away -- you all ran away. Recusals and all this
20 mess. Oh, boy. We need a lawyer here, please. Can
21 we get some ethnic aboard or somebody to see what
22 we're talking about here? That's what we would like,
23 please. Thank you.
24 MR. RODRIGUEZ: Thank you, Ms. Robinson. I
25 think Andrea, directly after, if there is no quorum,

Page 10

1 did the Board have the right to close the meeting?
2 Yes?
3 MS. SAAH: Yes. What our bylaws do provide is -
4 - which I was not aware of, and that is my mistake.
5 I had forgotten. If there's less than a quorum,
6 those remaining can move to adjourn the meeting.
7 MR. RODRIGUEZ: Thank you, Andrea. As far as
8 the request, Ms. Robinson, if you're requesting a
9 legal opinion, you would have to go and get an
10 attorney to make a legal opinion about the
11 legislation that has been passed by the
12 administration and city council, so.
13 MS. ROBINSON: I think you all are out of order.
14 We don't have an opinion here, but I'm not going to
15 belabor this. But I want to go on record as saying
16 you all maybe are out of order and illegal because we
17 did not close the meeting.
18 I want you to go back and see what happened.
19 Ms. Fadullon did not close the meeting. She said, "I
20 don't even have a quorum to close the meeting," if I
21 could quote her. So the meeting was not closed
22 officially.
23 I understand you forgot, ma'am, the attorney.
24 That's why I want another attorney, somebody outside
25 of this process to give us a ruling here. A judge

Page 11

1 maybe, to give us a ruling. Can we get a -- what's
2 that where you need opinion right away. What's that
3 process?
4 MR. RODRIGUEZ: As I stated, Ms. Robinson, if
5 you're seeking legal opinion, you would have to go
6 and solicit that yourself. We would not provide that
7 for you.
8 MS. ROBINSON: No, no, no. It's some public
9 participation process. What are the laws regarding
10 that? I'm not going to take over this meeting and --
11 MR. RODRIGUEZ: Senior counsel of the Land Bank
12 has just opined on it. She represents the Land Bank.
13 MS. ROBINSON: But she seems not to understand.
14 MR. RODRIGUEZ: And she's a --
15 MS. ROBINSON: She said she made a mistake.
16 MR. BALLOON: Can I --
17 MS. ROBINSON: And that's what I'm saying.
18 MR. BALLOON: Point of order.
19 MS. ROBINSON: We need to be clear. Public
20 participation and public property. Land, land, the
21 land of the people. Yeah. We just finished
22 Indigenous Day, so can we get our minds right here.
23 That's not your land to just move forward with a
24 process that I know was out of order because you
25 couldn't close the meeting. You didn't have a quorum

Page 12

1 to close the meeting. So I'm thinking the whole
2 process was tainted from top to bottom.
3 MR. RODRIGUEZ: Ms. Robinson --
4 MS. ROBINSON: All right. Thank you very much.
5 MR. RODRIGUEZ: -- we haven't even begun the
6 agenda.
7 MS. ROBINSON: Thank you -- thank you.
8 MR. RODRIGUEZ: And at this point in time, we're
9 going to ask you to -- thank you.
10 MR. GOODMAN: Okay. Can I get a motion on the
11 minutes from September 12th, 2023?
12 MR. KOONCE: Motion approved.
13 MS. RASHID: Second.
14 MR. GOODMAN: Thank you. Motion has been made
15 and properly seconded to approve the minutes of the
16 Land Bank Board meeting on September 12th, 2023. All
17 in favor?
18 (Chorus of ayes.)
19 MR. GOODMAN: Any opposed?
20 (No response.)
21 MR. GOODMAN: Okay. Motion carries. And the
22 minutes are approved. Next agenda item is a report
23 from our executive director.
24 MR. RODRIGUEZ: Good morning, Board members and
25 public. Pursuant to a resolution that has been

Page 13

1 passed previously by this Board on changes to
2 previously approved RFPs and dispositions, I would
3 like to report out to the Board regarding Jefferson
4 and Marston RFP, which was approved over a year ago,
5 phase 2 project.
6 We have approved this change in sales price from
7 280, which was outlined in the RFP, to 290. The
8 reason for that is the project was already approved
9 by Counsel and the Land Bank Board. It was moved
10 towards settlement, permits had been pulled, and a
11 subdivision plan was already approved. So there was
12 a lot of soft costs that were already expended to
13 subdivide the area.
14 The disposition included an unofficial parking
15 lot in the area. This is city-owned land that the
16 community had been utilizing for parking. Based on
17 community input, that parcel, it was a consolidated
18 irregular parcel, was removed from the RFP
19 disposition that had already been approved.
20 And in an effort to assist the developer who had
21 already -- in essence, the net end result was we lost
22 10 units of affordable housing for that project. And
23 the developer had expended a certain amount of money.
24 So best way to balance it out was to allow them an
25 increase in sales price from 280 to 290.

Page 14

1 Again, this is an effort to inform the Board
2 predicated on the previous resolution that allows for
3 administrative changes to previously approved RFPs.
4 Yes, Alex.
5 MR. BALLOON: Thank you, Angel. So can you tell
6 the Board was the net result of this fewer affordable
7 units, or was it the same amount of affordable units?
8 MR. RODRIGUEZ: No. We lost 10 units.
9 MR. BALLOON: So we lost 10 units of affordable
10 housing?
11 MR. RODRIGUEZ: Correct.
12 MR. BALLOON: Thank you.
13 MR. GOODMAN: Any other questions or comments
14 from the Board?
15 (No response.)
16 MR. GOODMAN: Okay. Thank you, Angel. Moving
17 on to section IV of the agenda, administrative
18 matters. First item for A, a proposed inter-agency
19 transfer to the Philadelphia Housing Authority in the
20 5th Council District. So can I have a staff member
21 to provide an overview of this agenda item?
22 MR. LAWRENCE: Yes, sir. Today we're asking the
23 Board to authorize conveyance the title of properties
24 that are owned by PRA through the Philadelphia Land
25 Bank, ultimately to PHA.

Page 15

1 This conveyance will be for the disposition,
2 reuse, and management by PHA, who is acquiring these
3 properties to manage a sitting park on behalf of one
4 of the community groups out there.
5 The properties are in the 5th District, and they
6 are located as follows: 2342-48 North 27th Street,
7 which is also known as 2748 North 27th Street, which
8 is technically assessed as 2342, 2344, 2346, and 2348
9 North 27th Street. And also includes 2704, 2706,
10 2708 West York Street, and finally, 2709 West Arizona
11 Street. Thank you.
12 MR. GOODMAN: Thank you. And you said this is
13 for use as community open space?
14 MR. LAWRENCE: Yes. To be managed and owned by
15 PHA.
16 MR. GOODMAN: Thank you. And did we receive any
17 public comment submitted in writing prior to today's
18 meeting on this agenda item?
19 MS. SAAH: My apologies. We did not.
20 MR. GOODMAN: No problem. Thank you, Andrea.
21 Any questions or comments from the Board?
22 (No response.)
23 MR. GOODMAN: Okay. Any questions or comments
24 on this agenda item pertaining to this address from
25 the public in today's meeting? Can't tell. So

Page 16

1 Judith Robinson's hand is still raised. I'm not sure
2 if it's about the last agenda item or this one. So
3 can we unmute it to see if it's pertaining to this
4 one?
5 MS. ROBINSON: Yes, it is -- yes, it is. And
6 you avoided my hand the last time because I wanted to
7 speak on the last agenda item. It's a lot of land
8 movement going on, you all. And this process of you
9 not understanding that the community is really not
10 aware of a lot of this movement.
11 So let me just deal with this open park space
12 here. If it's a neighborhood organization that
13 requested this land, we should know their name, we
14 should have documented a meeting held or meetings
15 held.
16 Open space is fine. We have a whole lot of open
17 space, vacant land. Because Strawberry Mansion was
18 the prototype area for NTI, Neighborhood, so-called,
19 Transformation. So we're with all this land.
20 PHA is a badly managed agency that came out of
21 receivership. Remember under John Street and then
22 under Mayor Nutter, they use eminent domain to take
23 Land Bill 150409 over in Sharswood, Brewerytown. I'm
24 a real estate professional, you all. As the market
25 is increasing, what a shame. Unprecedented.

Page 17

1 Now, PHA that cannot manage, sadly, with Black
2 people at the helm, I'm so damn sad to say. Okay?
3 And then Herb Wetzel over there making all these
4 moves. Let me get it in. And they cannot manage the
5 80,000 tenants that they have.
6 Black women are 70, or maybe more, percent of
7 Philadelphia yearly evictions. Okay? What we doing?
8 PHA should be the income-based housing, the housing
9 that everybody should qualify for. They're willing
10 dealing in those damn vouchers and all that mess as
11 they gain land taken over North Philly with that \$45
12 million behemoth building on Ridge Avenue
13 overpowering us.
14 We're being bamboozled, we're being overtaken,
15 and bullied, bullied by elected officials. I'm going
16 to call names. Darrell L. Clarke is the president of
17 city council. He's on his way out the door, you all.
18 Two more months from now, he will no longer represent
19 us.
20 Jeffery Young is, I'm going to say, a
21 councilperson elect, the 5th District, is a zoning
22 lawyer. He's our attorney. That we're trying to now
23 figure the hell out what has happened.
24 Please, I beg of you all, stop with the
25 nonsense. We do not need PHA managing any more land

Page 18

1 in North Philly, in our community. Please stop this
2 madness on the way out the door.
3 We got appeals in process for the police station
4 on Diamond Street, our historic Carter. I won't
5 digress. But I'm saying this is too much land
6 leaving our community without anybody saying, "Hell,
7 no." You all are voting.
8 MR. GOODMAN: Understood.
9 MS. ROBINSON: Okay. I'm going to close with
10 this. It's out of order. PHA is not a tax-paying
11 entity. We have homeownership all around there. I'm
12 from that area. I was born and bred there. My
13 family still owns property there on Stanley Street,
14 right in that area, in 28th Ward.
15 I'm begging you all to stop. Don't do this to
16 us. You're lading us with a bunch of PHA non-tax-
17 paying property land. And it's just out of order.
18 They cannot manage what they have already. They have
19 vacancy and blight all over our community. I'll stop
20 with that. But I'm begging you all to stop.
21 Andrew, this is your first meeting. I respect
22 you and I want to make this first meeting work. But
23 you don't want to be a part of this. I guarantee you
24 you don't. Because I'm going to get a lawyer some
25 kind of way because this is out of order.

Page 19

1 Darrell is leaving. He's retiring. Why is he
2 taking all this land? Can somebody please answer
3 that? Koonce, can you answer that for me? Thank
4 you.
5 MR. GOODMAN: Thank you, Ms. Robinson. We
6 appreciate your testimony. And if I missed your hand
7 on a previous agenda item, that was my oversight.
8 Just trying to keep within view all the different
9 panels on the Zoom. So thank you for your testimony.
10 Angel, were you going to say something?
11 (No response.)
12 MR. GOODMAN: Okay. Sorry. I couldn't tell if
13 you were newly unmuting. Okay. Any other comments
14 on this agenda item?
15 MR. RODRIGUEZ: We don't have any hands raised.
16 MS. LOPEZ-KRISS: I have a question. And I
17 think the caller raises a really interesting
18 question. Why are we transferring that property?
19 MR. RODRIGUEZ: So there was a local nonprofit,
20 All In The Family, that had applied, does not qualify
21 for the garden and open space. So therefore, they
22 negotiated with PHA to have PHA take ownership and
23 provide property management in the long term.
24 And based on an inter-agency transfer, PHA will
25 take title and then allow access through some

Page 20

1 vehicle. I am not quite sure. PHA will have to deal
2 with that once title's transferred. But it's to
3 secure open space for a nonprofit.
4 MS. LOPEZ-KRISS: And so the presumption is it's
5 like community garden, park?
6 MR. RODRIGUEZ: It's an existing open space, and
7 we're securing it.
8 MS. LOPEZ-KRISS: Okay.
9 MR. GOODMAN: Any other questions or comments
10 from the Board?
11 MR. SAUER: So can you just clarify that again?
12 It's already being used as sitting park or some other
13 form of open space right now and this is reserved in
14 that use?
15 MR. RODRIGUEZ: Correct.
16 MR. GOODMAN: Okay. With that, can I get a
17 motion on interagency transfer IV A, the proposed
18 transfer of 2342-48 North 27th Street?
19 MR. BALLOON: I move that we approve the
20 transfer.
21 MS. GONZALEZ: I second.
22 MR. GOODMAN: It has been moved and properly
23 seconded to approve the interagency transfer of 2342-
24 48 North 27th Street. All in favor, please say aye.
25 (Chorus of ayes.)

Page 21

1 MR. GOODMAN: Any opposed?
2 (No response.)
3 MR. GOODMAN: Hearing no opposition, the motion
4 carries. The originally posted agenda had agenda
5 item B, an amendment to an approved disposition that
6 has been tabled. So we're jumping to IV C, titled
7 resale of affordable homes subject to a declaration
8 of restrictive covenants.
9 MR. LAWRENCE: Thanks again, Mr. Chair. Today,
10 we're asking the Board to authorize the resale of
11 2641 Reed Street to Hien Long Cung and Tam Kinh Ho
12 for the purchase subject to and in accordance with a
13 declaration of restrictive covenants which was
14 recorded on the property in June of 2020.
15 As a bit of background, the Land Bank entered
16 into an agreement in February 2020 for the
17 development of 19 mixed-income homes in this area.
18 The affordable unit, particularly at 2641 Reed
19 Street, is one of them in that property application
20 or development. That property was sold in February
21 2021 to an initial home buyer and subject to a
22 maximum sales price of \$250,000 and a minimum
23 affordability term of 10 years.
24 Approximately one year later, after that sale,
25 the buyer came back and requested the consent to sell

Page 22

1 the property. Consequently, after, the Land Bank
2 acquired the property in September 2022, exercising
3 its purchase option under the Declaration's
4 Governance of Resale.
5 Pursuant to the declaration, the purchasers have
6 been income-certified and will purchase the property
7 at \$265,000. Should the Board approve this resale, a
8 new 10-year affordability period will begin when the
9 title is transferred from the property and conveyed
10 to the purchaser as it's required by the declaration
11 existing on the property right now. Thank you.
12 MR. GOODMAN: Thank you, Jessie. And did we
13 receive any written comments on this agenda item in
14 advance of today's meeting?
15 MS. SAAH: We did not.
16 MR. GOODMAN: Thank you, Andrea. Any questions
17 from Board members?
18 MS. GONZALEZ: I just have a question. So in
19 this resale, the same affordability standards that
20 were initially imposed remain?
21 MR. LAWRENCE: Yes.
22 MS. GONZALEZ: Thank you.
23 MR. GOODMAN: Just to piggyback off of that. So
24 the AMI rate is the same, but I assume because some
25 time has passed, that's why the sale price is

Page 23

1 slightly different?
2 MS. GONZALEZ: Correct.
3 MR. GOODMAN: Got you. Thank you. Any other
4 questions or comments for members of the Board?
5 (No response.)
6 MR. GOODMAN: Hearing none, I see a few hands
7 raised from other attendees. So going in order that
8 they appear on my screen, can we call on Heaven
9 Thomas, please?
10 MS. THOMAS: Hello. Good morning --
11 MR. GOODMAN: Morning.
12 MS. THOMAS: -- to the entire Board and all the
13 residents on. I just had a question. So, for the
14 agenda items, are you taking public comments to see
15 what Board want to decide? What is the purpose of
16 that? I didn't get the chance to hear the entire
17 beginning of the meeting, so I'm just wondering about
18 the public comments to the agenda items.
19 MR. RODRIGUEZ: So, as a point of process, Ms.
20 Thomas, the Board -- this is a public meeting, in
21 which case, the public has a right to pose their
22 opinion. And the Board, in their deliberation and
23 decision-making, consider public opinion.
24 So it's an opportunity, point by point, on
25 agenda items for the public to state their opinion

Page 24

1 about the disposition. And it is based upon the
2 Board to consider that input in their deliberation
3 and decision-making. Andrea, I know you had a
4 follow-up to this.
5 MS. SAAH: I just wanted to reiterate that we
6 are required to take public comment because we are a
7 public entity, public Board.
8 MS. THOMAS: Okay. Furthermore, so I have the
9 hand raised at the last item that was pushed to a
10 second motion. So how do we make sure that if the
11 public is raising their hands, that we are -- I know
12 it was a oversight. I heard you say that before, and
13 I'm pretty sure it was.
14 But since this is so important to our city, to
15 us as a community, how do we make sure that when we
16 raise our hand that we are actually being called on?
17 Or is there a way that we can go back on record to
18 say that, "I did raise my hand for that last agenda
19 item, and I did not get to say what I wanted to say
20 about that item"?
21 MR. RODRIGUEZ: Ms. Thomas, could you clarify?
22 Are you talking about the item that was tabled, item
23 B, or the one previous to that which was the
24 interagency transfer?
25 MS. THOMAS: It was the inter-agency transfer.

Page 25

1 It is no big deal. It was literally just a public
2 comment. So we don't have to go back. But I'm just
3 saying from a process standpoint because it's just a
4 Zoom that you raise your hand. That's the only way
5 that you know that we're trying to speak.
6 MR. RODRIGUEZ: There's several ways, just so
7 you're aware.
8 MS. THOMAS: Yes. Thank you.
9 MR. RODRIGUEZ: I assume this is first time on
10 the Land Bank Board meeting. We post the agendas in
11 advance. You're more than welcome to submit written
12 testimony. It will be part of the minutes.
13 MS. THOMAS: Okay.
14 MR. RODRIGUEZ: And also summarized for each
15 agenda item. You can also put your questions in the
16 Q&A. That is a function. If you go to where your
17 screen is set up, there's Q&A button. And click on
18 that and you can type a question you have for any
19 item. That will be addressed as we deal with the
20 items.
21 And then also you can couple that with raising
22 your hand. So apologies that we missed your hand in
23 the previous item.
24 MS. THOMAS: No big deal. I just wanted to be
25 clear. So the Q&A probably is best because it's

Page 26

1 text. Okay. Thank you.

2 MR. RODRIGUEZ: And also just so everybody's

3 aware, when you type a question or make a comment in

4 the Q&A, it is automatically part of the minutes.

5 MS. THOMAS: Oh, awesome. Thank you.

6 MR. RODRIGUEZ: So it's a written record, and we

7 do include that.

8 MR. GOODMAN: Thank you, Angel. Next hand

9 raised, I see, is Tamela Oglesby. Can we unmute them

10 please?

11 MS. OGLESBY: Hi. Good morning, everyone.

12 MR. GOODMAN: Good morning.

13 MS. OGLESBY: This was very interesting being

14 here. Everything that you all saying is very

15 important because I saw a property I was born and

16 raised here in Philadelphia, and I have always been

17 trying to get a couple of locations and they were

18 given to people with more money. And I totally

19 understand that it's about making the community

20 better.

21 But I have to say this, it's really not making

22 everything better in the community, especially for a

23 lot of Black people. And I do have to say this, a

24 lot of African American people is either you have to

25 be low-income. Everything that's given to us is low

Page 27

1 income.

2 But then when we try to apply for something

3 that's more affordable, we can't get. There's no

4 connections. It's hard reaching out to someone in

5 your office, it's hard really getting the information

6 out there. Really knowing how to connect to these

7 meetings is very hard. So it leaves a lot of people

8 in distress and can't figure out and don't know how

9 to go about connecting with you guys.

10 I was on a different thing, and this is how I

11 was able to find out about this. And I've lived here

12 my whole entire life. I should be able to get

13 something in the city because I saved my money. And

14 it's hard, and that's what I want to do. And it's

15 just like it's very hard for African Americans.

16 Everything here is either low-income or you have

17 to make seven times the income to own it, to live in

18 it. So then you go back to the programs like this,

19 but who do they really help? Who do they really

20 benefit? Only the people that have lots of income.

21 MR. GOODMAN: Well, thank you for your time, for

22 being here today. And certainly, sorry to hear some

23 of the struggles you've encountered with some of the

24 processes of the organization.

25 So maybe as a starting point, I'll just ask

Page 28

1 Jessie or maybe another staff member to put contact

2 info in the chat as well as maybe the landing page to

3 the online application process and the website, just

4 to be as another first step so you can see other

5 properties that may be available and the methods for

6 applying online.

7 MS. OGLESBY: Thank you.

8 MR. GOODMAN: And next I see Francis Henriquez,

9 sorry if I mispronounced that, with the hand raised.

10 So can we allow them -- oh, sorry, Angel.

11 MR. RODRIGUEZ: Just point of order. Andrea,

12 I'd like to point out that Michael Johns has joined

13 the meeting. Thank you.

14 MR. GOODMAN: Yes. Thanks, Angel. Thank you,

15 Michael. Yes. Francis Henriquez?

16 MS. HENRIQUEZ: Yes. Good morning.

17 MR. GOODMAN: Good morning.

18 MS. HENRIQUEZ: I just wanted to ask about an

19 application update. I spoke with Mr. Jessie last

20 time, is 4625-29 West York Street. Just want to know

21 if you have an update. Thank you.

22 MR. LAWRENCE: Hi. That application sounds

23 familiar. I'll look into it. But I thought we got

24 back. But I'll check into that for you.

25 MS. HENRIQUEZ: Appreciate it. You guys have a

Page 29

1 nice day.

2 MR. LAWRENCE: Thank you.

3 MR. GOODMAN: Thank you. And I will ask just we

4 do have kind of an old and new business section of

5 the agenda, so ask that people limit their comments

6 to the addresses that are being discussed on the

7 agenda item. So right now that is 2641 Reed Street.

8 Who do I see? Karla Martin with their hand raised.

9 Can we allow them to speak?

10 MS. MARTIN: Oh, no. Sorry, that was a mistake.

11 MR. GOODMAN: No worries at all. And then I

12 also see Judith Robinson with her hand raised.

13 MS. ROBINSON: So good afternoon again. Thank

14 you for the opportunity. It is a public meeting, and

15 I would respectfully request when we raise our hand

16 that we do have comment based on the agenda item.

17 So in that regard, I hear you all keep talking

18 about affordability and there were some changes made

19 based on the inflation and all of that. You all are

20 part of increasing value of real estate in

21 Philadelphia based on the land manipulation, I'm

22 going to say. This Land Bank process, very

23 interesting.

24 You all, I challenge every last one of you with

25 my background of nearly 40 years of real estate

Page 30

1 expertise. Yeah. And I'm from North Philly where
2 all this land is moving around. So I'm really going
3 to challenge that.
4 Thomas has asked the question, is it right? So
5 I'm going to talk about affordability, the value
6 that's increasing based on the land movement,
7 everything coming from the city is like over 200,000,
8 Turn the Key, all of that.
9 As the young lady said before me, let's talk
10 about affordability. Let's talk about all this land
11 leaving. We can prove from out of the deed ownership
12 of the Black community.
13 And as I mentioned before, Black women are 70
14 percent of Philadelphia yearly evictions. So we are
15 not even housing our own women and children, which is
16 shameful, as PHA is allowed to take on land. I'm not
17 going to belabor that because you do have old and new
18 business. I'm going to go to that. But of course --
19 MR. GOODMAN: Ms. Robinson, do you have comments
20 specifically related to 2641 Reed Street?
21 MS. SAAH: Yes. About affordability. It should
22 be about income-based housing, not so much this
23 affordability and AMI and all that legalese you all
24 talk in front of the public, which -- is it of value
25 to affordability based on the income of the populace

Page 31

1 of this community? So that's what I want to put as a
2 caveat for that particular project and I'll come back
3 on the end. Thank you.
4 MR. RODRIGUEZ: The answer is yes.
5 MR. GOODMAN: Thank you. Any questions or
6 comments from members of the Board?
7 (No response.)
8 MR. GOODMAN: And seeing no other hands raised
9 and no other questions or comments from the Board,
10 can I get a motion on the agenda item IV C?
11 MR. RODRIGUEZ: Motion to approve.
12 MS. GONZALEZ: I second.
13 MR. GOODMAN: Motion has been made and properly
14 seconded to approve the resolution authorizing the
15 sale of 2641 Reed Street, subject to declaration of
16 restrictive covenants. All in favor?
17 (Chorus of ayes.)
18 MR. GOODMAN: Any opposed has the right to say
19 nay.
20 (No response.)
21 MR. GOODMAN: Hearing none, motion carries. And
22 the resolution is adopted.
23 Now, moving on to V in our agenda, property
24 dispositions. Agenda item V A. First one up is a
25 gardens and open space disposition application.

Page 32

1 MR. LAWRENCE: Thanks again, Mr. Chair. Today,
2 we're asking the Board to authorize the disposition
3 of a property in the city's Kingsessing area to
4 Chester Avenue Community Garden, a nonprofit, that's
5 looking to develop the property as a community garden
6 located at 5232 Chester Avenue in the city's 3rd
7 District.
8 The particular nonprofit applying wants to
9 rebuild the existing garden beds on property, plant
10 some new native seedlings, and shade it in non-food
11 production areas on the lot.
12 The application was unsolicited. The applicant
13 is in compliance in a good standing with City of
14 Philadelphia. The project will not be subject to an
15 Economic Opportunity Plan, and it will be subject to
16 permanent use restrictions as managed open space.
17 Thank you.
18 MR. GOODMAN: Thank you, Jessie. Did we receive
19 any other comments in writing in advance of today's
20 meeting?
21 MS. SAAH: Not regarding this disposition.
22 MR. GOODMAN: Thank you, Andrea. Any questions
23 or comments from the Board?
24 (No response.)
25 MR. GOODMAN: Seeing none, can look to comments

Page 33

1 from the public here today. I see Andrew Switzer
2 with his hand raised. Can we unmute him, please?
3 Good morning.
4 MR. SWITZER: Good morning. Can you hear us?
5 MR. GOODMAN: Sure can.
6 MR. SWITZER: Okay. Yeah. This is Andy Switzer
7 with Ms. Deborah and Matthew here. We're neighbors
8 and gardeners at the garden. And apologies, we
9 didn't actually know that we could submit written
10 comments. We only knew about this meeting because of
11 -- we weren't notified of it. We just saw a sign
12 posted. But anyway, we'd like to comment now.
13 MR. GOODMAN: Yeah, please.
14 MR. SWITZER: This is our garden, and we want to
15 keep it. It's a lovely space in the neighborhood
16 that we use to relax in and grow food, and we want it
17 to stay that way.
18 MR. GOODMAN: Thank you for your testimony and
19 for your stewardship. Also see Heaven Thomas with
20 her hand raised.
21 MS. THOMAS: Hello, again. So this time, I did
22 get a chance to write a Q&A question. And I do hear
23 it, but I just need a little bit of explanation. And
24 I'm also a developer in the city. I know people are
25 talking about affordability, being Black, young

Page 34

1 African American, I'm all of those things.
2 So I want to say I'm too much against the
3 development and the transfer of the land. But I had
4 a question. And I see Angel wrote it back, but a
5 little bit more clarity.
6 So a lot of the applications I see for
7 affordable housing or even some of my development
8 projects, it says you can't sell it within 30 years.
9 And if you sell it, you have to pay the money back
10 whatever the public entity that you got the money
11 from.
12 So is that a clause for every single agenda item
13 that comes through the Land Bank? Like, you cannot
14 sell it for X amount of dollars or you have to pay
15 the Land Bank back? Or is there opportunities for
16 people to buy these properties for really cheap and
17 just sell them for whatever they want?
18 MR. RODRIGUEZ: This transfer, what you're
19 talking about, the PHA, is considered an interagency
20 transfer and is not a disposition.
21 MS. THOMAS: Yeah. No. I'm not talking about
22 interagency transfer. So I'm just talking about --
23 MR. RODRIGUEZ: For the benefit of everybody
24 else, I want to cover the whole gamut since you
25 raised it on that issue. Interagency transfers, just

Page 35

1 so everybody is aware, we are transferring it titled
2 to that other agency.
3 That agency, in particular PHA, they are
4 governed by the US Housing and Urban Development.
5 They have their own declarations and use and
6 affordability restrictions. Typically, it's at 80
7 percent or below. And they have their own board that
8 would approve it. So those would attach.
9 Now, for other dispositions that are coming out
10 of the Land Bank, we are governed by the legislation,
11 Philadelphia Code 16-600 (sic), I believe, or 600
12 (sic), which is vacant surplus public property. And
13 also the disposition policy.
14 When we are talking about properties that are
15 put out for an RFP, a request for proposal -- which
16 you can see at our PHDC website, and we'll put that
17 link in the Q&A and also in the chat -- we stipulate
18 what the AMI is and what the sales price is for
19 houses to be built on publicly-owned land.
20 Then there is a consideration where we have
21 unsolicited applications. The legislation allows for
22 qualified purchasers and developers to propose a
23 project for the Board to consider. And in that,
24 there are certain stipulations: 51 percent of that
25 project has to be affordable, 49 percent may be

Page 36

1 market-rate, it is not required that it has to be.
2 A developer can do 100 percent affordable, but
3 they have to give us a qualified application, in
4 which case, the Board will review it. So if we post
5 a RFP, we are setting the income levels and the sales
6 price.
7 If it is unsolicited, we consider what was
8 presented to us by the developer and then we qualify
9 it based on the current legislation that has been
10 approved by the council, full council, and the
11 administration. And then we bring it to the Board
12 for consideration.
13 At the Board, the Board has the latitude to take
14 into account public comment and other items as to
15 whether they are going to vote yea or nay to an item.
16 Or they can, obviously, table an item with
17 consideration and ask us, the staff, to go back and
18 negotiate further terms with the developer. That is
19 in the Board's prerogative. After which time, we
20 will then send a resolution to the council.
21 But as I said, just to reiterate, we will either
22 issue a request for proposal, in which case, all of
23 that is spelled out, or we then receive an
24 application. Now that application could be for a
25 side yard, community garden.

Page 37

1 Unsolicited applications could be side yards,
2 gardens and open space, business expansion or housing
3 development, or as you'll see in this agenda today, a
4 community-benefiting use where daycare center is
5 going to be developed along with job training and all
6 of that other stuff.
7 So those are unsolicited. But that is kind of
8 the full gamut of what we consider here at the Land
9 Bank.
10 MS. THOMAS: Okay. So this request for the
11 garden, was that unsolicited?
12 MR. RODRIGUEZ: Correct.
13 MS. THOMAS: So if you grant the request that
14 they could do the garden, which I'm familiar with the
15 block and the lot and it definitely does need a
16 beautiful garden, is there a clause that in 10 years,
17 they can't sell this garden?
18 MR. RODRIGUEZ: There is a permanent deed
19 restriction as to remain as open space.
20 MS. THOMAS: Yes.
21 MR. RODRIGUEZ: And we place a 30-year purchase
22 money mortgage so they cannot flip the property, they
23 cannot sell it, or use it for any other issue.
24 MS. THOMAS: Okay. Just for the garden. So if
25 it was -- okay. That's cool. I'll keep it on

Page 38

1 agenda. Thank you.
2 MR. RODRIGUEZ: Thank you.
3 MR. GOODMAN: Thank you. And as a point of
4 reference for anybody who wants to refer back to any
5 of the details on particular agenda items, the Land
6 Bank, there is a full Board package posted in advance
7 of every Board meeting that provides detailed
8 documents on each agenda items and what the terms and
9 conditions are if certain dispositions are approved.
10 So on phdcphila.org, you can find that if you want to
11 look at that sort of information further.
12 So, for the unsolicited garden application at
13 5232 Chester Avenue, any other questions or comments
14 from the Board?
15 (No response.)
16 MR. GOODMAN: And that I see no other hands
17 raised. So can I get a motion on this agenda item?
18 MR. KOONCE: Motion approved.
19 MR. SAUER: I'll second.
20 MR. GOODMAN: Motion has been made and properly
21 seconded to approve the proposed disposition for a
22 garden and open space at 5232 Chester Avenue. All in
23 favor?
24 (Chorus of ayes.)
25 MR. GOODMAN: Any opposed?

Page 39

1 (No response.)
2 MR. GOODMAN: Hearing none, motion carries. And
3 the disposition is approved. Now, in the originally
4 posted agenda, there was a business expansion
5 application to be heard at V B that has since been
6 tabled.
7 So we will move on to agenda item V C, which I
8 will be recusing myself from this agenda item. So,
9 for this agenda item, the meeting will be chaired by
10 board secretary, Maria Gonzalez. So I will go off
11 audio and video. And Maria, I will turn it over to
12 you.
13 MS. GONZALEZ: Thank you, Andrew. Good morning,
14 everyone. I'm Maria Gonzalez, secretary of the Board
15 of the Philadelphia Land Bank. It's great to be with
16 you here today.
17 So I will be managing the agenda just for this
18 item V C, which is for the development of community-
19 benefiting use. I will turn it over to staff to
20 provide an overview and details about this particular
21 agenda item.
22 MR. LAWRENCE: Thank you, Madam Chair. Today,
23 item V C, we're asking the Board to authorize the
24 disposition of a parcel that's located at 1511-17
25 South 55th Street in the city's Kingsessing area.

Page 40

1 The property is being applied for development by
2 African Cultural Alliance of North America, a
3 nonprofit organization, which is better known as
4 ACANA. ACANA is looking to develop its new Africa
5 Center with new market tax credits and other funding
6 sources.
7 ACANA's project looks to build a mixed-use
8 commercial building at the property in conjunction
9 with its two properties at 5432 and 5434-36 Chester
10 Avenue. It will rehab those existing buildings and
11 then build a four-story new construction addition on
12 the Land Bank-owned property to complete its new
13 Africa Center project.
14 The building itself is a 33,000-square-foot
15 facility that will house a ground floor commercial
16 space and a restaurant, dry cleaner, 4,700 square
17 feet of community center space with childcare and
18 healthcare services. It'll also include office space
19 and include the nonprofit's new 5,300-square-foot
20 headquarters.
21 The application was unsolicited and evaluated
22 pursuant to the disposition policy, and it qualifies
23 for a nominal disposition purchase price due to its
24 social impact component.
25 Again, the proposal was unsolicited and

Page 41

1 evaluated pursuant to the disposition policy. It'll
2 be for nominal projects utilizing new market tax
3 credits. And evidence of project financing has been
4 provided. The applicant remains in good standing and
5 compliant with the City of Philadelphia.
6 Project itself will be subject to an Economic
7 Opportunity Plan and also subject to an irrevocable
8 power of attorney and right of re-entry/reverter.
9 There will be a permanent deep restriction placed in
10 the property to ensure that the use remains limited
11 to community-benefiting uses. That is it. Thank
12 you.
13 MS. GONZALEZ: Thank you, Jessie. Before we
14 continue with discussion of this item, I would like
15 Andrea to provide an overview as to Mr. Goodman's
16 recusal from this item.
17 MS. SAAH: Thank you, Madam Chair. I just
18 wanted to explain the reason why Mr. Goodman recused
19 himself was that as he is the director of Equitable
20 Development for the 3rd District City Council Office
21 and Councilwoman Jamie Gauthier. And he has provided
22 technical support, guidance about the application
23 process, and coordination with the staff in order to
24 facilitate consideration and administration of the
25 application.

Page 42

1 Because of that conflict of interest, because he
2 has provided that support, he had to recuse himself
3 from both the consideration as well as the voting on
4 this item. Just wanted to make that clear.
5 I also wanted to state that we did receive one
6 comment prior to the Board meeting. And this was a
7 letter from Councilwoman Gauthier, in which she
8 writes to express her strong support for this
9 disposition.
10 She states that this is a block-wide, culturally
11 oriented building that will house a community center,
12 school, healthcare, restaurant, and nonprofit
13 offices. And it will enrich and empower the
14 community in various ways.
15 And this letter will was provided to the Board
16 like all public comments received prior to the Board
17 meeting and will be included as an attachment to the
18 minutes.
19 MS. GONZALEZ: Thank you. With that said, does
20 the Board have any comments or questions related to
21 this agenda item?
22 MR. RODRIGUEZ: Alex has his hand up.
23 MS. GONZALEZ: Alex?
24 MR. BALLOON: Thank you, Madam Chair. I had a
25 chance to review this letter and the project. It is

Page 43

1 a mixed-use project. So my question for the staff is
2 what category is this disposition under? Is it
3 business, nonprofit?
4 MR. RODRIGUEZ: Community-benefiting use.
5 MR. BALLOON: Community-benefiting use. Okay.
6 Thank you very much.
7 MS. GONZALEZ: Thank you. Any other questions,
8 comments?
9 (No response.)
10 MS. GONZALEZ: Okay. Seeing none, do we have
11 any comments from the public? And I need staff to
12 help me because I do not have control and cannot see
13 who is raising their hands.
14 MR. RODRIGUEZ: We have one hand raised. It is
15 from Judith Robinson.
16 MS. GONZALEZ: Okay. Ms. Robinson?
17 MS. ROBINSON: Thank you again for the
18 opportunity. I'm just clarifying a few things for
19 the public. With these recusals going back and forth
20 then we got a great explanation. I appreciate that,
21 Attorney, that you gave us that explanation. You
22 were reading my mind.
23 But I want to say for the community, this is a
24 great project. But last month there was a project in
25 Strawberry Mansion where there was a recusal and land

Page 44

1 movement, etc.
2 I just wanted to take this opportunity to talk
3 about the players on this Board, and how they move in
4 and out of our community, making decisions that
5 impact our community. And then they recuse
6 themselves and then come back again. This is a great
7 example of a great project, I'm going to say.
8 But every project is not the same in that
9 regard. And all these recusals and refusals impact
10 our community big time. So to be continued, because
11 you're coming up on all the new business, so I'm
12 going to put a pin in it.
13 MS. GONZALEZ: Thank you, Ms. Robinson. Do we
14 have any --
15 MR. RODRIGUEZ: No further comment, no further.
16 hands raised on the screen.
17 MS. GONZALEZ: Okay. Do we have any questions
18 or comments from the Board?
19 (No response.)
20 MS. GONZALEZ: Okay. Are we ready to make a
21 motion for the disposition of 1511-17 South 55th
22 Street?
23 MR. KOONCE: Motion to approve.
24 MR. BALLOON: Second.
25 MS. GONZALEZ: Motion has been made. Property

Page 45

1 seconded. All those in favor?
2 (Chorus of ayes.)
3 MS. GONZALEZ: Anyone opposed?
4 (No response.)
5 MS. GONZALEZ: Okay. Motion carries. I turn
6 over the floor to Chair Goodman.
7 MR. RODRIGUEZ: Before proceeding, I believe
8 Andrea has an announcement to make about the final
9 item.
10 MR. GOODMAN: Thank you. Andrea?
11 MS. SAAH: Yes. There is also because of -- we
12 received a recusal letter from Board member, Maria
13 Gonzalez, in her capacity as executive director of
14 HACE.
15 She stated that HACE is a member of Ceiba,
16 Latino Equitable Development Collective. And that as
17 a member of Ceiba, HACE advocates for the development
18 of affordable housing for very low-income households
19 in the neighborhoods where the properties listed in
20 agenda item V -- I guess it's D, yes -- are located.
21 And she must disqualify herself from
22 consideration voting on this item due to this
23 conflict of interest. And she will leave.
24 MR. RODRIGUEZ: Important.
25 MR. GOODMAN: Thank you, Andrea.

Page 46

1 MR. RODRIGUEZ: Do you have quorum to consider
2 and make a decision on this item?
3 MS. SAAH: Four, five, six.
4 MR. GOODMAN: We do. I count seven.
5 MS. SAAH: Yes. Michael Johns, would you please
6 show yourself? If you're still working or in the
7 car, that's fine. Thank you.
8 MR. RODRIGUEZ: Sure.
9 MR. GOODMAN: Thanks, everybody. Yes. So this
10 item was originally posted last month. It's an
11 unsolicited application to develop 75 mixed-income,
12 single-family homeownership units, a variety of
13 addresses in the 7th Council District. So can staff
14 read the summary of the application, please?
15 MR. LAWRENCE: Yes, sir. Today we're asking the
16 Board to authorize the disposition, as the Chair
17 said, of 75 lots in North Philadelphia, particularly
18 east of Broad to BMK Properties, for the development
19 of just as many mixed-income homeownership units, 75
20 to be exact.
21 The entire proposal is for single family units,
22 whereas 8 affordable units will target households at
23 60 percent of AMI, with maximum sales price of
24 \$199,990. 13 affordable units will target those at
25 80 percent of AMI or lower, with maximum sales prices

Page 47

1 of \$249,990. And then 17 affordable units will
2 target those at 100 percent of AMI, with maximum
3 sales prices of \$279,990.
4 All those affordable units will be two-stories
5 with basements containing 1,000 square feet, three
6 bedrooms, two baths. They will be eligible for
7 neighborhood preservation initiatives, Turn the Key
8 program. Although that subsidy will be on a sliding
9 scale.
10 So that's a total of 38 affordable two-story
11 units. While the remaining 37 units will be market-
12 rate three-story units with roof decks containing
13 three bedrooms and two bathrooms and 1,500 square
14 feet.
15 Property list, as extensive as it is, includes
16 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344,
17 2348, and 2408 North Bodine Street. We also have 311
18 Diamond Street. We also have 2219, 2231, 2233, 2335,
19 2250, 2301, 2303, 2437, and 2439 North Lawrence
20 Street.
21 On Leithgow Street, we have 2453 and 2454. We
22 also have 2017, 2019, 2127, 2233, 2235, 2239, 2251,
23 2353, 2357, 2402, 2404, and 2424 and also 2426 North
24 Orianna Street.
25 On Philip Street, we have 1919. We also have

Page 48

1 1702, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208,
2 2214, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419,
3 2423, 2425, and 2433 North 3rd Street.
4 On 4th Street, we have 1820, 1943, 2236, and
5 2405. And finally, on 5th Street, we have 1804,
6 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166,
7 2211, 2217, and 2225 North 5th Street.
8 This particular proposal was unsolicited and
9 evaluated pursuant to the disposition policy. The
10 applicant will be purchasing the property for
11 \$75,000. Evidence for the project financing has been
12 provided upon application. The applicant remains in
13 good standing and compliant with the City of
14 Philadelphia.
15 It will be subject to a Economic Opportunity
16 Plan and also subject to an irrevocable power of
17 attorney and right of reverter/re-entry.
18 Sale of the units that are affordable will be
19 subject to the use restrictions and income
20 verification as a declaration of restrictive
21 covenants will be placed on those properties, the
22 affordable units, particularly, to make sure that
23 they remain affordable for a minimum of 15 years to
24 future home buyers. Thank you.
25 MR. GOODMAN: Thank you, Jessie. It was quite a

Page 49

1 list of numbers, so.
2 MR. LAWRENCE: Yeah. I need water.
3 MR. GOODMAN: Yeah. I don't blame you. Just
4 quick point of clarification, are there any
5 differences between the agenda item compared from
6 last month to this month, or it's exactly the same?
7 MR. LAWRENCE: There are none. It's exactly the
8 same.
9 MR. GOODMAN: Okay. Just want to check. Thank
10 you. And Andrea, did we receive written comment in
11 advance of today's meeting on this agenda item?
12 MS. SAAH: Yes, we did. And because some of the
13 letters are very lengthy, I will not be able to read
14 them in full. However, the Board has seen all of the
15 letters received and any responses thereto. And they
16 will all be attached to the minutes of the meeting.
17 So, let me start with a letter from Ceiba. And
18 it was signed by -- let me just see, sorry -- Will
19 Gonzalez, executive director. In it -- and it was
20 addressed to the Board of Directors -- they are
21 asking us, the Board, not to approve the disposition
22 to BMK Properties.
23 And they referenced the letter they had
24 submitted for the September Board meeting stating
25 their opposition because BMK Properties didn't engage

Page 50

1 in a robust public engagement process on the subject,
2 as they claim, that there was little notice, and only
3 one meeting.
4 That also, they reiterate their objection to the
5 disposition without having a better public meeting
6 and public community engagement process, including
7 translators. Their shortcomings, they identify, are
8 the number of affordable units of housing in the
9 project.
10 UNKNOWN SPEAKER: Morning.
11 MS. SAAH: I'm sorry?
12 MR. GOODMAN: I'll just ask for anybody who's
13 not actively commenting, please mute your devices.
14 MS. SAAH: So I'll read them off because it's
15 easier to just read. "The affordable units of
16 housing proposed in the project are considered --"
17 MR. RODRIGUEZ: Point of order. Can I ask is
18 this the court reporter?
19 MR. GOODMAN: Yeah. We have a new person who
20 just joined.
21 MS. SAAH: Could Ali Perelman please identify
22 herself because she's not on the Board?
23 MS. PERELMAN: Oh, hi guys. I'm so sorry. I
24 just jumped on. I was sent the link. I thought it
25 was a public meeting. Is it not?

Page 51

1 MS. SAAH: It is.
2 MR. RODRIGUEZ: It is. Attorney, can we
3 transition her to not a panelist?
4 MS. PERELMAN: That's fine. If you wouldn't
5 mind just sending the link in the chat, and I'll head
6 over there.
7 MR. RODRIGUEZ: Thank you.
8 MS. SAAH: Can I proceed? Okay. "So the
9 affordable units are considerably smaller, of less
10 quality than the market-rate units. The majority of
11 the affordable units are north of Lehigh Avenue while
12 all of the market units are south of Lehigh Avenue,
13 creating a clear division of poor people on one side,
14 higher-income people on the other. The cost of
15 construction per square foot articulated in the
16 project is disingenuous," this is their claim.
17 "It does not appear to be compatible with other
18 similar scale projects. The estimates are much lower
19 than the prevailing market trends, and this means
20 that the actual sales price of units will be
21 significantly higher than advertised. 100 percent
22 AMI units are not affordable for the neighborhood
23 where the average income is less than half of the
24 income for the MSA."
25 So they are stating that the adverse effects of

Page 52

1 the project are significant, and that the city has
2 limited land available in this area for the
3 development of affordable housing, that the Land Bank
4 should protect the limited supply of this land for
5 affordable housing development.
6 And they reiterate their call for the Land Bank
7 to be a strategic catalyst for affordable housing
8 development, and also work with the community,
9 including their robust community development
10 corporations, to preserve the publicly owned land for
11 affordable housing. And that concludes my summary of
12 the letter.
13 The next email received was from Meghan Duffy.
14 And it was addressed to myself and to the former
15 councilwoman, Quinones Sanchez, who has been replaced
16 by Quetcy Lozada. She states that their friends
17 group on the 2000 block of North 3rd Street would
18 like to request that the Land Bank and PHDC do not
19 convey lots 2047 North 3rd Street.
20 They have been more active and been having
21 events in lots 2045 and 47 and have future events
22 planned. They don't think that additional housing on
23 the block will benefit the community, and they don't
24 believe the developers will manage the property with
25 care.

Page 53

1 They'd like to work with the city to take over
2 these lots to be used by the block and community.
3 That taking over the lot for a developer would cause
4 unwanted hostility. They're also concerned about the
5 disruption to the block from the construction and the
6 potential damage to their homes from construction.
7 It was signed by a number of people about, say,
8 almost 20. And their names are in the email, again,
9 which will be attached to the minutes, and their
10 signatures are attached to the email.
11 Then we also have a letter from Pat De Carlo,
12 the co-chair of Norris Square Community Alliance's
13 RCO committee, that is now, I guess, named Xiente.
14 I'm not sure how to pronounce it, but anyway.
15 The letter was addressed to Councilwoman Lozada,
16 reminding her of an earlier letter asking the
17 councilwoman to cancel and oppose the disposition
18 currently being proposed by the Land Bank for the
19 housing development to BMK.
20 This is a second letter to request her up that
21 she come out to state her opposition for the proposed
22 project due to the low income in the area. Stating
23 that it is not affordable for people in the area.
24 They cannot afford these homes even at 100 or 80
25 percent of AMI.

Page 54

1 Stating the neighborhood's median income is less
2 than 50 percent of the city's median income, which
3 means that the neighborhood will not benefit from the
4 project.
5 At a time when seniors are living in cars,
6 families staying in basements, and others living out
7 of RTs, they state unequivocally that these programs
8 do not help poor neighborhoods, and increase
9 gentrification because of the rise in real estate
10 taxes for those who already live there.
11 They state their disappointment that the Land
12 Bank is not making the acquisition of public land
13 more efficient and affordable for affordable housing
14 developers and small commercial developments in these
15 low-income neighborhoods.
16 Or does not sell lots to residents who've
17 maintained them for numerous years, does not allow
18 residents to build or improve their homes on these
19 lots, and restricts their use to side yards or
20 gardens. Also, complained about there being a
21 mortgage being placed on the lot sold for the
22 appraised value.
23 Moreover, they state their concern that the
24 project is prioritizing the Turn the Key subsidy for
25 city employees. Turn the Key does prioritize

Page 55

1 purchase of homes by city employees at or below
2 either 80 percent or 100 percent of AMI.
3 They state that this will lead to a new
4 gentrification in the neighborhood. So they ask
5 again that she assert her authority and refuse to
6 approve this project.
7 They also ask that from here on out, lots owned
8 by the Land Bank within the Norris Square
9 Neighborhood be reserved for projects that are
10 beneficial to their community. To create housing
11 affordable to residents, including families at 40
12 percent to 60 percent of median income. That they
13 should include a variety of housing.
14 And that the Land Bank should provide families
15 who've maintained publicly owned lots side yards for
16 over 15 years to sell them to the neighbors at no
17 more than \$5,000 per lot.
18 And if the lots aren't owned by the Land Bank,
19 they want the Land Bank to acquire the lots and
20 transfer them to the families who've maintained them
21 for over 20 years. So that was the summary of that
22 letter directed to Councilwoman Lozada.
23 Lastly -- no, not lastly yet. There are a
24 number of petitions that were submitted also to the
25 Board. There were about 50 people whose signatures

Page 56

1 were collected in the Norris Square Neighborhood that
2 has also been submitted to the Board.
3 Then the last letter received was from
4 Councilwoman Quetcy Lozada, stating her considered
5 opposition to this disposition at this time. She
6 states that she has spoken directly with BMK, the
7 developer, in an effort to ascertain both their short
8 and long-term goals for development.
9 She's reached out to a host of local community-
10 based organizations, for-profit, nonprofit
11 developers, registered community organizations, and
12 affected residents. She's aware of the complexity of
13 the issues and the concerns that have been raised.
14 As someone who was born and has lived in this
15 community, she says that she has a unique perspective
16 on these housing issues and is acutely aware of the
17 issues that longtime residents face, as well as the
18 scarcity of real housing opportunities for the low-
19 income families in the area.
20 She acknowledges the tools the City of
21 Philadelphia has worked to create to address these
22 housing challenges, including the Turn the Key
23 program for workforce housing.
24 And she is concerned that a considerable number
25 of residents who work for the city may not meet the

Page 57

1 eligibility requirements due to their salary. She
2 also has concerns regarding locally funded community
3 CBOs -- I'm not sure what that refers to -- and their
4 housing counseling departments are being excluded
5 from the process of approving local residents for the
6 Turn the Key opportunity.
7 She also asked if the pipeline for city-employed
8 residents to take advantage of this opportunity is no
9 longer viable in the developer's view, would the
10 houses remain as workforce housing, or will their
11 purchase option or price, I suppose, increase?
12 So these are questions that she would like
13 answers to. She believes there's a place for for-
14 profit development, and that workforce housing offers
15 the most expedient way to develop housing.
16 And while not addressing moderate income housing
17 issues, some housing concerns may be abated. But
18 that there's also a great need for low-income housing
19 purchase options for Philadelphia.
20 Her position is that the disposition of these 75
21 parcels may serve a short-term goal of creating
22 housing opportunities for the workforce. But that as
23 the representative of all residents of the 7th
24 Council District, she's responsible for the entire
25 constituency having viable housing options and

Page 58

1 opportunities.

2 So she supports the position of an overwhelming

3 number of residents and all the RCOs who do not

4 believe that at this time this project serves the

5 best interest of the 7th Council District. That

6 letter will be attached to the minutes.

7 Lastly, we received -- because the letter was

8 also sent to the developer, Mo Rushdy, on behalf of

9 BMK Properties, responded to say that he certainly

10 understands the concern and the position of the

11 councilwoman's office.

12 He does want to point out that the opposition

13 prevents city employees making between \$45,000 and

14 \$55,000 a year from owning a new home and receiving

15 up to \$85,000 in forgivable loans from the Turn the

16 Key program in Philly first home, and the opportunity

17 to live in a new single-family home for about \$1,000

18 from RFPs.

19 He will continue to work to provide working

20 families with the opportunity to create generational

21 wealth, and that it's important to lift people from

22 poverty and create generational wealth.

23 His position is that her stated opposition has

24 turned away an application that had close to \$25

25 million personally guaranteed debt, plus \$6 million,

Page 59

1 in Turn the Key subsidies to people that would

2 generate over 20 million in generational wealth over

3 10 years.

4 He states that the 7th District has 800 lots

5 sitting vacant, of which less than a dozen for sale

6 homes have been created over the last 10 years. His

7 opinion is that the community groups and CDCs want to

8 be developers, but because of funding and capacity

9 limitations, cannot provide that housing.

10 He appreciates the input and the discussions and

11 will continue to push for improved housing situations

12 in Philadelphia. That, too, will be attached to the

13 minutes.

14 And with that, I close my summary.

15 MR. GOODMAN: Thank you very much, Andrea.

16 There's a lot, and important to get all of it on the

17 record.

18 Also, while you were summarizing written

19 comments heard before, there were a couple comments

20 posted by Yvonne Ellison in the Q&A expressing

21 opposition, reiterating some of the concerns about

22 the number of market-rate units and the affordable

23 units not being affordable enough for the

24 neighborhoods. Just wanted to note those on the

25 record as well.

Page 60

1 And we have quite a few hands raised. Before

2 going to those, any questions or comments from the

3 Board about this application or any of the comments

4 received so far?

5 MS. LOPEZ-KRISS: Has there been discussion

6 about the handful of properties that are on the

7 disposition that are worth more than \$100,000? Would

8 the Land Bank potentially just sell them at market

9 rate?

10 MR. RODRIGUEZ: Just to clarify for the Board,

11 when we assess unsolicited applications, what we

12 operate by is that a developer who presents that, we

13 look at both the market-rate and the affordable side.

14 And we require -- the legislation states we have to

15 discount the value of the land up until what makes

16 the project viable.

17 Also, in terms of profitability, we cap ROI at

18 20 percent. We do not allow any developer to exceed

19 that number. We will send it back to them and sit

20 down and work it out.

21 In this particular project, and having talked to

22 the developer, the reason why they're 60 percent AMI

23 is because they would be taking a loss. And the

24 developers on the list, they can explain it. But we

25 made sure that they were not getting excessive ROI on

Page 61

1 this.

2 To sell a property at market rate would require

3 us, by legislation, to put out a competitive sale. A

4 competitive sale is different from an RFP where we

5 stipulate affordability and put in deed restrictions.

6 A competitive sale is open to the market, and then

7 there are no considerations. It's basically what the

8 market will bear, basically, what the opportunities

9 are.

10 Now, we do not have to accept any of the offers.

11 But I think for most council districts, it is a very

12 high threshold for the Land Bank to post competitive

13 sales. I have to say that the only district that

14 we've had competitive sales in the past six years

15 that I've been here is the 1st District.

16 MR. GOODMAN: Thanks, Angel. Alex, I think you

17 are next.

18 MR. BALLOON: Thank you so much, Mr. Chairman.

19 I just wonder if Angel could update us. You sort of

20 hinted this at the last meeting on the success and

21 progress of the Turn the Key program that city

22 council approved.

23 I know we approved some projects. You had

24 mentioned some properties were under contract. So I

25 think before we move forward, if you could just

Page 62

1 provide us with a little bit of a background update.
2 MR. RODRIGUEZ: Certainly. To date, the Board
3 via unsolicited and solicited RFPs, we have in excess
4 of 650 properties that have been approved and are in
5 different stages of development or settlement.
6 Currently, we have about 200 properties under
7 construction. As I stated in the last Board meeting,
8 we did have a ribbon cutting. We do have another
9 ribbon cutting that's coming up for a project this
10 Board approved on 30th on Wharton Street, where you
11 have properties that are basically selling at 250,
12 and with Turn the Key, will be dropped below
13 \$250,000. And I'll get into that. But we're going
14 to have a ribbon cutting there.
15 We have agreements of sale on half of those 20.
16 We'll be going to closing on three of them at the end
17 of this month with an additional amount going up. We
18 also will have more properties on, as I mentioned
19 before, properties that are working through
20 agreements of sale in Jefferson and Marston.
21 For some of the other properties of the RFPs
22 that the Board has approved, we're dealing with Water
23 Department and zoning in that they require some
24 subdivision work. So it's taken us a little bit
25 longer to get them to closing.

Page 63

1 So as I said, we've approved over 650, 200 are
2 under construction. By the end of this year, I plan
3 to get another additional 140 closed.
4 In terms of home buyers, we have over 2,000
5 people in the pipeline. 60 percent of that are city
6 employees. Those are city employees from DC 33, 47,
7 police, fire, School District, PHDC, as well as PHA.
8 Now, just the bulk of that is DC 33, 47. What I
9 would like to point out to the Board is that when
10 you're looking at the scoping scale of really who
11 we're talking about, we're looking at a high-end
12 \$55,000 a year.
13 When we put these houses out there, say
14 typically it's 280, we offer the 75,000 soft mortgage
15 plus another additional 10,000 for closing cost
16 assistance. That takes that property down to 185.
17 We have 10 partner banks that have approved our
18 mortgage and note, and also our declaration of
19 restrictive covenant.
20 Those banks also provide buyers assistance. I
21 think, typically, you'll see \$10,000 additionally
22 added to the pot to lower the cumulative loan to
23 value amount of what the homebuyer has to actually
24 finance. So in a lot of cases people are going to
25 the table without having to put up any of their own

Page 64

1 capital.
2 The other item that comes up, we are still in
3 conversation with certain banks and trying to
4 finalize this, where they're willing to buy down the
5 interest rates as well as -- so we would split the
6 dollar amount from 75, maybe 50,000 for the buy down.
7 And then all of a sudden, 25 used to buy down the
8 interest rates to take that down to 5.
9 So we have quite a number of city employees who
10 believe they would not be able to buy a house, let
11 alone buy a house in this climate. We're very
12 excited about it.
13 The demographics of city employees are
14 Philadelphians. And these are Philadelphians who are
15 renting right now and who are required to work and
16 live in the city. And they're very excited about
17 this program. So I'll stop there.
18 MR. BALLOON: Thank you very much, Angel.
19 MR. GOODMAN: Rick, you got your hand raised?
20 MR. SAUER: Yeah. Thank you, Chair. A lot of
21 information to digest, a lot of public comment around
22 this. So I just wanted to circle back around a
23 couple of the comments I heard, as well as some of
24 the explanations from Land Bank staff.
25 And we know the Land Bank has put a lot of

Page 65

1 property out the door to support homeownership
2 opportunities, which I think is an important goal for
3 the city.
4 I'm hearing some concern from this immediate
5 community that there's been a lot of properties
6 developed in their neighborhood in the last few
7 years, much of it market-rate, some of it more
8 moderate to middle income housing. And the question
9 is where are the homeownership opportunities for the
10 long-term neighborhood residents?
11 I do think it's important that we help figure
12 that solution out, not just with Turn the Key, but
13 how do we enable long term residents, whether you're
14 a city employee or not, living in that immediate
15 impacted neighborhood, to benefit from the
16 redevelopment of that community and be able to remain
17 there?
18 It'd be helpful to have some clarification from
19 the Land Bank staff. There was a comment about the
20 distribution and size of the affordable versus
21 market-rate units.
22 I think what I heard is that the affordable
23 units tend to be north of Lehigh Avenue and are
24 smaller, 1,000 square foot. The market-rate units
25 are south of Lehigh Avenue where the neighborhood

Page 66

1 real estate market is probably stronger, and maybe
2 1,200 square feet.
3 Is that understanding correct? Is it sort of
4 geographically separated between the affordable units
5 versus the market-rate units, or are they more
6 integrated in where you have market-rate and
7 affordable units together?
8 MR. LAWRENCE: So there is a map included in the
9 fact sheet or in the Board package, specifically page
10 number 129 of the file. You can see that the
11 opportunities are kind of intermingled for the most
12 part. There doesn't seem to be an obvious
13 relationship between north and south affordable
14 versus market-rate.
15 But the map does break it up into different
16 sections, that of which each address has a target AMI
17 and/or market-rate designation. And you can see that
18 they're -- generally, I don't see that there is an
19 apparent distinction between north and south
20 affordable and market. But I think the map would
21 kind of tell the story. The master plan on page 129.
22 MR. SAUER: Okay. That's helpful. And then I
23 did hear, Angel, you -- I don't know if this is in
24 relation to the question around the sales price of
25 the land given the value of some of the land. And we

Page 67

1 know non-competitive application, you can discount
2 the land.
3 And it sounds like the \$1,000 per lot, which I
4 assume is how we got to \$75,000, is based, in part,
5 on the expected return to the developer, which I
6 understand is capped at 20 percent. Does that sort
7 of evaluation assume a certain sales price for the
8 market-rate units as well, or just based on the sales
9 price for the affordable units that we heard earlier?
10 MR. RODRIGUEZ: We asked for the total package
11 to assess it. We don't allow people to say, "Yeah.
12 It'll be somewhere around," or give us a range. We
13 ask for the price. If we don't and we can't assess
14 the full package, we would not bring it to the Board.
15 MR. SAUER: And so can you clarify what the
16 expected sales price are for the market-rate units,
17 which is roughly half the project or half minus one,
18 and what the projected overall profit if it were at
19 20 percent of AMI or 19-point-whatever percent of AMI
20 would be for this project?
21 MR. RODRIGUEZ: Jessie, can you address that?
22 MR. LAWRENCE: Sorry, I couldn't unmute fast
23 enough. We looked at it in terms of a \$400,000 or
24 less market-rate sale.
25 MR. SAUER: Okay. And that's the going rate for

Page 68

1 1,200-square-foot, I don't know if these are detached
2 or attached, townhouses in this particular
3 neighborhood?
4 MR. LAWRENCE: That's what it appears to be for
5 us. But look into Angel's point because --
6 MR. JOHNS: I thought he said 1,500 square feet.
7 I thought I heard 1,500 square feet.
8 MR. SAUER: 1,500 square feet for the market-
9 rate units?
10 MR. JOHNS: That's what I thought I heard.
11 MR. LAWRENCE: Yeah, Mr. Johns is correct. The
12 fact sheet does represent 1,500 square foot.
13 MR. SAUER: Okay. So 1,500 versus 1,000 between
14 the market-rate and the affordable?
15 MR. LAWRENCE: Yeah.
16 MR. SAUER: Okay. That's helpful as well. I
17 had some other questions, but I'll defer until after
18 we hear further public comment.
19 MR. GOODMAN: Thanks, Rick. And it does appear
20 there is at least the northernmost cluster. It's not
21 north of Lehigh Avenue, as was originally said, but
22 it does appear the northernmost cluster is entirely
23 comprised of affordable units at different price
24 points. So that's probably what was being referred
25 to originally.

Page 69

1 So now, going to hands raised, we have quite a
2 few going in the order as they appear on my screen.
3 First, we have Mo Rushdy.
4 MR. RUSHDY: Thank you, Chairman. Thank you,
5 Board members. I know it's been a couple of
6 different meetings to get this going. So I just
7 wanted to correct the record on a couple of things.
8 There was discussion about the meeting, we're
9 not transparent or we did not hold the meetings. One
10 of the things that we have learned and we have been
11 applying for public land for the last decade now, is
12 that we properly document our communication with
13 everyone. I copy the Land Bank on every
14 communication with different people.
15 I have spoken with Councilwoman Lozada, who I
16 don't envy her position at all, being the
17 councilmember over there in terms of the back and
18 forth on this project. We have met with everyone
19 that we were asked to meet.
20 There is a package, there is a process, by the
21 Land Bank that you guys put out in terms of who to
22 meet with. This is not predetermined by myself.
23 Right? There is a package that comes out that
24 basically says, "You need to meet with these three
25 RCOs, you need to distribute flyers, you need to make

Page 70

1 the meeting public 30 days in advance."
2 We record the meetings on Zoom. This recording
3 was sent to the Land Bank. Every part of this
4 process was followed to the T. This process is about
5 a legislation that was passed three years ago, which
6 is the 51/49 percent.
7 Now, we are all talking here about some market-
8 rate homes and some affordable homes. But what I
9 think Angel and Jessie did not mention here is that
10 we gave five different options for the community. So
11 100 percent of the homes can be affordable. Right?
12 So if you don't want market-rate, I don't have
13 to do market rate. The 20 percent margin, we have
14 never done. We have never had a project that we did
15 20 percent on public land. If we're at 12 percent,
16 we would be lucky.
17 In average, we're anywhere between 8 percent to
18 10 percent profitability margin. And you can ask the
19 rest of the members or the developers that have done
20 these jobs before. So even though Angel is generous
21 about the 20 percent, no, we don't do 20 percent.
22 Number two, this is going to be the first
23 project ever in the City of Philadelphia where 60
24 percent for-sale, affordable homes would be offered.
25 I was talking with some folks from DC 33 yesterday

Page 71

1 and I said, "Imagine your worker, imagine a
2 sanitation worker, that's making \$40,000 a year that
3 needs to buy a single-family home, new-construction
4 home in the City of Philadelphia. Today, can they do
5 that? No."
6 I have made \$50,000 for years, and I could not
7 save a dime. These homes with the Turn the Key would
8 be sub \$150,000. If you allow me to do the market
9 rate, then I can cross-subsidize into creating lower
10 AMI. And that's the whole spirit of the legislation
11 that unanimously passed city council three years ago.
12 I am sorry if whatever I'm going to say seems a
13 little bit offensive, but I don't mean any offense to
14 it. But this Board is fighting itself. It's
15 fighting the legislations that have been passed by
16 the city council to create affordable housing in the
17 City of Philadelphia, to create homeownership, to
18 create generational wealth.
19 We talk about gentrification, Norris Square is
20 selling homes at \$600,000 and \$700,000. I am
21 offering a proposal for 75 homes. Yes, half market
22 rate, and the other half can go all the way to 60
23 percent AMI. But I offered an alternative where all
24 the homes are affordable at 280. With the Turn the
25 Key, would be close to \$190,000.

Page 72

1 People that would come in and we would get them
2 grants for down payment assistance, in addition to
3 the city's down the payment program, plus the
4 \$75,000, people will come in with no down payments
5 and paying \$1,000 or less a month for a single-family
6 home. In 10, 15 years, they each have a quarter
7 million bucks in generational wealth.
8 We got to stop talking about affordable housing
9 as if it's only catered to people on fixed incomes,
10 while the people on fixed incomes deserve a solution.
11 And I 100 percent agree with Councilwoman Lozada,
12 about her concerns, about her community's concerns,
13 and they are legitimate.
14 But this is the Philadelphia Land Bank. This is
15 not PHA. Right? The Land Bank has a mandate. That
16 mandate is very clear, dispose public land for
17 affordable housing.
18 To conform with the laws and ordinances passed
19 by city council, I have an application for \$25
20 million of private money to fund affordable housing,
21 guys. How many \$25 million applications are there?
22 Let me ask another question. How long have
23 these 800 lots been sitting there? Have Councilwoman
24 Maria Sanchez disposed any units? No. Maria
25 Gonzalez recused herself because she is the only

Page 73

1 person that actually got land from the Land Bank for
2 11 or 12 lots, which actually did not go through well
3 in its public record, what happened there. For the
4 last five years, six years, it's not been there yet.
5 So come on. 10 years, the people of the 7th
6 District has received zero homes. We talk about
7 affordability, but we don't mean it. Right? We talk
8 a big game, but we don't mean it. Right? And I
9 apologize if this sounds to be long here, but I don't
10 understand what we're discussing.
11 There is a program with specific parameters that
12 have been met. There is an ordinance passed by city
13 council that has been met. There is financing
14 requirements that is required that has been met.
15 There are meetings that have to be done with the
16 community that have been met. What are we
17 discussing? What are we really discussing?
18 75 homes, of which 60 percent AMI is provided.
19 What are we discussing? What is the alternative?
20 Scrap that application. Is there anyone else that's
21 going to do it? Is there anyone else that's going to
22 do it? Do we have an answer for that? The answer is
23 no. There isn't anyone that's capable of doing it.
24 From the usual players that have been always
25 there saying, "No. The private developers should not

Page 74

1 do it." Then give me an alternative. Give me an
2 alternative to the DC 33 and the DC 47 person that's
3 making \$40, 000, \$45,000 a year to buy a new
4 construction house. Give me one alternative.
5 And if you give me the alternative, I will step
6 back out of this. I will create my membership of the
7 BIA. I will tell them all not to apply for
8 affordable homes.
9 But we have a council president that passes a
10 one-percent construction tax that we supported to
11 create these funds, the \$400 million to create the
12 Turn the Key program. And now when it's there for it
13 to be used, we're saying, "We don't want city workers
14 in the neighborhoods." Really?
15 Now, I sat with Councilwoman Lozada. And she
16 can testify to that. And I understand what she
17 needs. She needs 40 percent AMI rental housing, and
18 I am helping her to achieve that. But you know what?
19 To create 300 units at 40 percent AMI on 100 lots, we
20 need \$37 million in subsidies.
21 Does anyone on this call understand where that
22 \$37 million can come from? The answer is no. No one
23 knows. And the money is not available. And you have
24 to go and jump up and down and do all kinds of stuff
25 to get that money, hopefully in five, six, seven

Page 75

1 years.
2 So please, just let's put the political hat off
3 here and let's be, for once, be pragmatic in
4 understanding what the issue is and how we can
5 achieve solutions. Thank you very much.
6 MR. GOODMAN: Thank you. Next, we have Meghan
7 Duffy.
8 MS. DUFFY: Hello. Thank you to the Board for
9 your time. And thank you for all the community
10 members who made time to join this meeting. I do
11 agree with a bunch of them that counter to what the
12 developer just said.
13 We didn't really get that much. Yes, they put
14 one flyer out with a link that you had to type in
15 manually. And let's be honest, not a lot of
16 community members would be able to do that.
17 The one lot that I'm talking about, I have a
18 number of neighbor signatures who are owners,
19 renters, or PHA tenants who all would prefer to have
20 this lot as a community space instead of a private
21 developer using it to sell at market rate and take
22 land and community space away from us to make a
23 profit.
24 I also want to make the point that there is
25 disparity between the affordable housing and the

Page 76

1 market-rate. I understand that he needs to make a
2 profit, but to what injury to the community?
3 And then I really just want to ask the Board,
4 what weight does the community and the public's voice
5 really have to your decision-making? Or is this just
6 like a formality like developer was saying? Thank
7 you.
8 MR. GOODMAN: Thank you. I can certainly attest
9 to how public input is incredibly important in these
10 monthly meetings and these decisions on land
11 dispositions. We get quite a lot of it most months.
12 So thank you for taking the time to be here and
13 speaking this morning. I see Board member, Lopez-
14 Kriss, has her hand raised.
15 MS. LOPEZ-KRISS: Hi. I just respectfully ask,
16 given the significant amount of comment that the
17 Board has received on this and that we've reviewed,
18 that we limit the time, and also, given that we have
19 until noon, essentially, to get this done. I'd like
20 to hear comments, but if, folks, if we can limit it
21 to one time and a couple of minutes, it'd be helpful.
22 MR. GOODMAN: Yes. Absolutely. And I do think
23 we'll still have a quorum. But I certainly
24 understand your concern. And yes, we have gotten a
25 lot of comments on this already. So, yes, we'll call

Page 77

1 on people who haven't yet had a chance to speak and
2 we will try to limit forthcoming testimony to two
3 minutes or less, please. Next, I see Nilda Ruiz with
4 her hand raised.
5 MR. DELGADO: Hi. Good morning. Sorry, Nilda
6 had to jump off and get to another meeting. But this
7 is Manny Delgado, COO for APM. Thank you for having
8 this meeting and this discussion.
9 As most of you know, APM has been existence for
10 53 years. And during that time, we have developed
11 over \$250 million of properties in this neighborhood.
12 That's included a mixed-income community, mixed-use,
13 affordable housing, we've developed a supermarket.
14 So we know this community, and we have planned with
15 this community over the last 20 years with 10
16 community plans.
17 So this community is highly invested in this
18 area, they're highly influential in this area, and
19 they're invested in this area. And this investment
20 of 25 million by the for-profit developer does not
21 serve this community.
22 And it's been made known by many folks, whether
23 it be petitions or the other CDCs or Ceiba, which
24 we're all members of, that the intention here is not
25 to serve the community.

Page 78

1 Now, we agree that there should be affordable
2 housing built for those at 55 and below. We just
3 don't believe that it should only be for those that
4 work for the city. We believe that there are people
5 in this community that should have the ability to buy
6 a home in our community at an affordable price.
7 And that affordable price is not 199, it is not
8 250, it is not 280. And we have stated this multiple
9 times that the Turn the Key program, on a sliding
10 scale, does give subsidy to help lower the price.
11 But we've heard confusing things. It gives
12 85,000 plus on -- at the initial onset, it said it
13 was a sliding scale dependent on the buyer. So there
14 is no guarantee of a full amount. And we have no
15 idea what that is.
16 And there is no guarantee that someone who lives
17 in our community, with a 2,000 wait list of people
18 who are already enrolled in this program, will ever
19 have an opportunity to buy any of these units. We
20 don't know in the current structure whether prices
21 will continue to increase.
22 We have seen a decrease in market value over the
23 last year where units are not selling at the high
24 price. We did a quick analysis. Although the
25 developer says there's not a huge return, selling at

Page 79

1 \$400,000 brings \$4 million of profit into this.
2 Now, great if he wants to subsidize the low-
3 income units with that, we'd love that. We'd love to
4 see that written. If this ever did go through, that
5 he would subsidize. But that's not a small ROI. It
6 may not be 20 percent, but it's not a small ROI.
7 MR. GOODMAN: Maybe I'll ask you to wrap up your
8 testimony, please.
9 MR. DELGADO: Yeah. Just earlier that sales
10 prices at the administrative level can be changed if
11 the project doesn't work in the future. We heard the
12 first one that went up to 290,000 and eliminated 10
13 units of affordable housing.
14 I don't know if that was more than the 15
15 percent threshold, but 10 units were lost. And there
16 was an increase in the sales price made at
17 administrative level. So I don't know that that
18 would not occur here. Again, APM, and we are, and
19 the community, strongly opposed to this project.
20 Thank you.
21 MR. GOODMAN: Thank you. Thank you for taking
22 the time to testify this morning. Next, we'll have
23 Talia Giles. Morning.
24 MS. GILES: Good morning. Can you hear me okay?
25 MR. GOODMAN: Sure can. Loud and clear.

Page 80

1 MS. GILES: Thank you. So before I speak, I
2 would like to address the fact that Mo was allowed to
3 speak for over six minutes. And so I think it would
4 be really unfair to the community members who are
5 here to not be able to finish their statements.
6 So my name is Talia Giles. I'm the director of
7 the Philly Liberation Center. And today, the Land
8 Bank Board will decide the fate of the BMK's home
9 ownership project proposed in the Norris Square
10 Neighborhood.
11 I'm not the only one here. With me, I have the
12 community members of Norris Square Neighborhood.
13 Also members of Norris Square Community Action
14 Network, who I'm going to also pass the mic off to
15 after I'm done speaking.
16 And so, as citizens living in this area, we are
17 being undermined from getting the message across by
18 developer, Mo Rushdy. First, by his attempt to arm-
19 twist and misinform members of the Philadelphia City
20 Council and the public in a letter that he sent
21 shortly after the September Land Bank Board meeting,
22 where he distorted facts about this project.
23 What we really want from him is to make good on
24 his word. I'll say, as a matter of fact, that Mr.
25 Rushdy was aware of the strong opposition to his

Page 81

1 project before the September Land Bank meeting, and
2 he ensured us that "he would not fight the community
3 if they did not approve this project." But to me, it
4 sounds like he surely is doing that.
5 Well, since the overwhelming majority in our
6 community have spoken in September and now, including
7 five RCOs who are against it, we question why he is
8 ignoring our wishes. They should not be undermined
9 nor sabotaged. We just want him to do good on his
10 word. Thank you for your time. I'm going to pass it
11 to Nil.
12 MR. GOODMAN: Thank you. Please state your name
13 for the record and proceed with your testimony.
14 MS. PIMENTEL: Yes. My name is Nilda Pimentel.
15 I signed up, actually, last night online. And I
16 chair the Norris Square Community Action Network,
17 RCO.
18 It is important to establish for the record that
19 we do not own, manage, or develop any housing in the
20 Norris Square area within our boundaries. And our
21 focus is on advocacy representing 143 homeowners as
22 well as many renters and approximately six to seven
23 small business owners.
24 I'm wondering if the letter that our
25 organization submitted, the official letter that we

Page 82

1 submitted back in September, could, for today's
2 meeting, serve as the official position in relation
3 to the BMX (sic) homeownership project.
4 In that letter, we laid out all our objections
5 and the basis for opposing this project. So I would
6 very much appreciate if that letter is retrieved and
7 used as our official position in today's meeting.
8 But I want to focus on an angle that
9 unfortunately has developed as a result of this
10 project. And I just find it appropriate to raise it
11 respectfully. It has been very revealing to members
12 of our RCO and many people that we have spoken to,
13 the reaction from the developer after the September
14 Land Bank Board Meeting when the Land Bank Board was
15 unable to vote on this project.
16 It goes without saying that we are disappointed.
17 We were very disappointed also because the Board was
18 not able to vote on the project due to the lack of
19 forum. But we felt that perhaps that interim period
20 between the last meeting and today could have been
21 used by the developer to reach out to us, to come
22 back to us with a better deal.
23 Which is why we said to him back in early
24 August, when none of the options that he presented
25 increased the number of houses at 60 percent of AMI,

Page 83

1 which is what we were looking for. But no, the issue
2 was personalized.
3 The developer felt that he would not be
4 appreciated for trying to address the issue of
5 poverty through a homeownership project that
6 evidently, when you analyze the numbers, would
7 primarily benefit people doing much better than the
8 average John and Mary in our area.
9 So somehow this issue was morphed into a
10 referendum on the ability of the developer and his
11 good intentions. That was never questioned. And for
12 him to think that we should focus on that, on him, is
13 to minimize a problem that is very complex and
14 requires different approaches at multiple levels.
15 So the spin probably was that by opposing this
16 project, we somehow, the community, is enabling or
17 perpetuating poverty towards a really offensive and
18 simple-minded.
19 By opposing this project, we are not dismissing
20 the benefits of partnership between a developer and a
21 CDC to develop housing, or that all of the lots
22 should be developed exclusively by the CDC.
23 We are not that naive not to recognize that many
24 CDCs are under-resourced and that the process for
25 them is more cumbersome and lengthy. But there is

Page 84

1 more nuance to this project. Members of the Land
2 Bank Board know that, the RCOs recognize that, and
3 the developers should.
4 So this is not a take or leave-it calculus. And
5 this morning, when we learned about the
6 councilwoman's decision to align with the
7 overwhelming sentiment of the community and the RCOs,
8 the level of misinterpretation, the inferences, the
9 comments are just unthought for.
10 So I submit to you that this is not the best way
11 to engage and foster partnerships. In his letter to
12 city councilmember, the night after the September
13 Land Bank meeting, Mr. Rushdy said, "We are in severe
14 need of wealth-creating homes for the communities."
15 Actually, we do not disagree with that
16 statement. But we cannot lose sight of the fact that
17 he's referring to the housing needs of people who
18 already have some level of economic stability and
19 security. Times and circumstances have changed for
20 wide range of people, even for average Americans.
21 All you have to do is check out any reputable
22 financial media outlets like The Wall Street Journal
23 and CNBC, and you will often meet average Americans
24 saying they lack savings for that.
25 MR. GOODMAN: Thank you. I'm not trying to

Page 85

1 interrupt them. I'm sorry.
2 MS. PIMENTEL: I know it's time. But you gave
3 the developer seven minutes. And I just need one
4 more minute.
5 MR. GOODMAN: There were some questions that we
6 thought would benefit from answering. And, please,
7 know we are hearing concern of your organization as
8 well as many other neighbors. I'm going to ask you
9 kindly to conclude your testimony.
10 MS. PIMENTEL: Can I please finish the
11 statement? Just one minute.
12 MR. GOODMAN: We do have your letter.
13 MS. PIMENTEL: The community that we are
14 advocating for are low-wage earners, many are
15 burdened. The majority don't even have \$300 in their
16 savings account to cover an emergency, much less a
17 down payment for a house, even if backed by a
18 secondary stock mortgage on the city.
19 So we ask all of you to be mindful of these
20 realities. We don't have to accept about the Bank
21 just because a handful of affordable units are
22 included. All we're doing is fighting for the best
23 project possible in these critical times.
24 I've finished my statement. But I also have a
25 request, official request, from our organization.

Page 86

1 You, the executive director of Land Bank, earlier
2 mentioned 650 approved units, 200 under construction.
3 This is under the Turn the Key program.
4 We're making an official request for the Land
5 Bank Board to submit to us and to all the RCOs a list
6 of all the projects and the land value of those lots.
7 Thank you very much.
8 MR. RODRIGUEZ: You can find all that
9 information --
10 MR. GOODMAN: Thank you.
11 MR. RODRIGUEZ: -- on the Land Bank Board page
12 with every past resolution. All of that information
13 is included in the fact sheet. You can also find it
14 at the Turn the Key website of all projects that are
15 currently under disposition and what's under
16 agreement of sale. And we will put the link in the
17 chat or in the --
18 MR. GOODMAN: All right. Next, we have Tawny
19 Koslowsky.
20 MS. KOSLOWSKY: Hello. Thank you for your time.
21 I'm going to be very brief. I just wanted to speak
22 to the community engagement of this project. I am a
23 homeowner that abuts one of the properties on North
24 5th Street.
25 We currently have a garden agreement with the

Page 87

1 City of Philadelphia, with the Land Bank. And we
2 were notified that this was even going through
3 because something was stapled to the fence that we
4 installed on this property.
5 We attempted to purchase this property a couple
6 of years ago and were told that it was a couple of
7 feet too large for us to purchase as a garden space.
8 And the fact that they would be able to purchase it
9 for \$1,000 is something that we were more than
10 willing and able to do multiple years ago.
11 They did not have any community engagement. We
12 go to almost every single one of our community
13 meetings, we never received anything. And we are
14 literally about 40 feet from two of the properties:
15 1804 and 1806 North 5th Street. Not once were we
16 given any kind of notification that this was even
17 happening.
18 A month ago or this month, the first we heard
19 about it was, like I said, the stapling of the
20 notice. So the community around us is definitely
21 against construction of this nature for a number of
22 reasons, including parking, which is clearly an issue
23 in many, many neighborhoods around the city.
24 North Kensington, Olde Kensington is starting to
25 feel the same pain that Fishtown and Center City and

Page 88

1 all of the other neighborhoods are having. And not
2 one of the developers that has come into our
3 neighborhood, has taken it into account, nor been
4 held accountable to actually follow through on the
5 parking that they have given for the number of
6 properties that they've been building. Thank you for
7 your time.
8 MR. GOODMAN: Thank you. Thank you for being
9 with us today.
10 MR. BALLOON: Mr. Chairman, how many people are
11 present on the Board right now?
12 MR. GOODMAN: Let's see.
13 MR. RODRIGUEZ: We have lost quorum.
14 MR. GOODMAN: We have five Board members
15 present.
16 MR. BALLOON: Does that mean we have to end the
17 meeting?
18 MR. RODRIGUEZ: It is up to the Board at this
19 time, as we discussed, to either continue with public
20 comment. But the Board, as it stands right now,
21 cannot take action on this item.
22 MS. LOPEZ-KRISS: Do we know if those Board
23 members are able to return?
24 MR. GOODMAN: I believe we are reaching out to
25 see if they are able to do so.

Page 89

1 MR. BALLOON: Well, could we actually be -- go
2 ahead, Andrea.
3 MS. SAAH: I did receive comments from both
4 Michael Koonce and Michael Johns stating that they
5 can get back on in 10 to 15 minutes. Without their
6 return, the Board cannot take action on this item.
7 But the Board can continue to take public comment in
8 the expectation that we will have a quorum again.
9 MR. BALLOON: Thank you for that clarification.
10 So I guess we can continue forward.
11 MR. GOODMAN: Yes. And, hopefully, to be
12 respectful of everyone's time, I know this was
13 originally posted last month as well. So hopefully,
14 in the collective interest can be to maximize public
15 comment and hopefully, allow the opportunity for the
16 Board to consider this formally.
17 So next is Ryan Boyer Jr. Good afternoon.
18 Please unmute yourself and give testimony if you have
19 any.
20 MR. SALAAM: Good afternoon. How are you doing?
21 My name is Omar Salaam. I'm the business agent for
22 Local 427, which is the city entity that represents
23 Philadelphia Sanitation Department.
24 I was calling on behalf of the many hardworking
25 men and women from the Philadelphia Sanitation

Page 90

1 Department who were born and raised in the 7th
2 District in that community. Because being a blue-
3 collar civil service employee doesn't give them the
4 ability to afford a home, programs like this are
5 needed.
6 I sat in a new member orientation two weeks ago
7 where we hired over 30-something employees. Their
8 starting salary was \$40,000. In this market and
9 climate, that makes owning a home almost impossible.
10 These are people from this neighborhood, from
11 this community. They want to be a part of the
12 community. Anyone who know, if you pay attention, no
13 one is more invested in a community than homeowners.
14 We want to be a part of this community. I support
15 this project. I hope this project goes on.
16 I heard some things today that, to me, were kind
17 of disturbing. As far as just the pushback of city
18 employees being able to have fair and affordable
19 housing. That was kind of disturbing to me because
20 our employees have serviced the cities in countless
21 ways.
22 It was times that these men and women went years
23 without contracts. They never complained, they never
24 stopped working. They did everything to service the
25 city.

Page 91

1 I think this is a great program. I support the
2 developer on this program. And I really hope this
3 goes through.
4 MR. GOODMAN: Thank you for your time and for
5 your testimony. Next hand I see is Timour Kamran. I
6 apologize for any mispronunciation. Feel free to
7 unmute yourself and give testimony.
8 MR. KAMRAN: Yes. Thanks, everyone. My name is
9 Timour Kamran. I am a resident of the 2000 block of
10 North Philip Street. And I just wanted to testify,
11 to voice, my opposition to the project.
12 And specifically, I mean, along the lines of
13 what Ms. Pimentel mentioned earlier. I don't view
14 this as a black and white issue. I don't think that
15 opposing this project means that you oppose
16 affordable housing or that it means that you oppose
17 city employees being able to buy homes.
18 I don't support this plan because I don't
19 believe that it's a good deal for the neighborhood.
20 The proportion of affordable to market-rate units is
21 just not a good enough deal, especially given the
22 extreme discount that the developer would be
23 receiving on city land, buying it for \$1,000 a lot
24 when the land itself, I believe just going by market
25 value, would easily be worth \$3 million to \$3.5

Page 92

1 million dollars.
2 So to me, that amounts to a public subsidy,
3 something that we've been told in the past was not
4 involved in this project. But, yes, I believe that
5 city land should be used for affordable housing. And
6 I don't believe that city land should be sold at an
7 extreme discount to develop majority market-rate
8 housing.
9 I believe only 20 of the proposed units would be
10 going for 80 percent AMI or lower. And so I think
11 that the net result of this project would be an
12 increase in displacement pressures on the
13 neighborhood, which is already saturated with market-
14 rate housing.
15 These existing displacement pressures have
16 already pushed out a lot of low to moderate-income
17 Black, Latino, and Asian residents. So, again, I
18 don't believe this is a good deal for the
19 neighborhood.
20 I do think that there is a place for private
21 development, but that essentially, the developers
22 should go back to the drawing Board and come back
23 with a better deal.
24 Finally, this is the first time that I've heard
25 about the disparity in the size and location of the

Page 93

1 affordable versus market-rate housing. Referring to
2 the map that was referenced earlier, it is true that
3 the northernmost parcel of units is exclusively
4 market-rate.
5 And additionally, I believe it was stated that
6 the affordable units are 1,000 square feet, whereas
7 the market-rate units are 1,500 square feet. As a
8 low-income resident myself, I find this outrageous
9 and insulting. Essentially, a form of segregation,
10 really, of low to moderate-income residents. And so,
11 frankly, I just find that outrageous.
12 So finally, just on the issue of community
13 engagement, I don't believe that ticking the boxes
14 that are the bare minimum requirement for community
15 engagement, whether that's distributing flyers, etc.,
16 is enough. I think that there's a huge difference
17 between ticking the boxes, meeting the bare minimum,
18 and substantive engagement, meaningful engagement
19 with the community.
20 I see that maybe the boxes have been ticked, but
21 I don't believe that the process of community
22 engagement amounts to real substantive engagement
23 with the community. And so, for all those reasons, I
24 oppose this project. I don't think that it's
25 ultimately an act of charity either. And so I am not

Page 94

1 in support.
2 That is my testimony. Thank you all for your
3 time. And I hope that we will be able to conclude
4 this matter today.
5 MR. GOODMAN: Thank you. Thank you for your
6 participation. Next, I see Will Gonzalez. If it's
7 Will Gonzalez from Ceiba, we do have your last two
8 letters summarized and included in the record. So
9 I'd ask, if possible, to limit your testimony to
10 anything kind of new or particular priorities in
11 addition to what's included in the letters.
12 MR. GONZALEZ: Thank you. I respect that. And
13 I just want to double check that you can hear me.
14 Thank you.
15 MR. GOODMAN: Absolutely. Loud and clear.
16 MR. GONZALEZ: Well, we want to make sure that
17 disinformation, misinformation is not leading the
18 charge here. We want hardworking Philadelphians to
19 own homes and create generational wealth. There is
20 nobody, nobody in this community working harder than
21 the community-based organizations to do that.
22 And not today, not yesterday, but for over 40
23 years, our community-based organizations created the
24 environment that makes it attractive for private
25 developers to come here.

Page 95

1 So por favor, to state that opposition to this
2 project is anti-poor people is disingenuous and
3 trying to distract from a well-reasoned, thoughtful,
4 strategic approach to homeownership for poor people,
5 and to creating generational wealth for all.
6 Welcome all to come talk about these important
7 matters. Don't allow red herrings to distract you in
8 the media monitoring these meetings from the main
9 issue, and to create a misleading, false narrative.
10 We want his, your, our imagination to be more
11 inclusive, more equitable for all workers.
12 It is about equity. This is not as simple as
13 supply and demand. Turn the Key has its challenges,
14 and I'll defer to my colleagues about those
15 challenges. But Turn the Key is not the only road,
16 the only strategy, etc., to affordable housing. Turn
17 the Key is not a magic potion. It is not snake oil.
18 But please, we cannot be myopic about how to
19 address affordable housing. One of the seminal
20 issues affecting our city at this time, that we're
21 anti-union, that we're against sanitation workers and
22 teachers. Come on. We want all union members. I
23 wonder if Mr. Mo will be using union labor to build
24 those properties. We can talk about that another
25 day.

Page 96

1 With the help of CDCs, addressing issues of
2 affordability, trying to be transformational has been
3 done, and we will continue to do so. We want our
4 imagination to be more inclusive, more equitable,
5 etc.
6 Over the last 40 years, Ceiba LEDC partners have
7 built 1,496 units, that includes homeownership and
8 rental. We have repaired and preserved 10,270 units.
9 And our CDFI, Community Development Financial
10 Institution, has financed the construction and repair
11 of over 1,000 units. So por favor --
12 MR. GOODMAN: Thank you, Mr. Gonzalez. I'll ask
13 you to please conclude your testimony at this time.
14 MR. GONZALEZ: And I will conclude it like this,
15 and I will say it in English, but when you don't have
16 an interpreter in one of the largest Spanish-speaking
17 communities in the state, and you don't provide --
18 and you have a meeting in the middle of a holiday,
19 July 5th, come on.
20 So I ask you all, don't be distracted. Let's
21 talk about truth. And anybody who wants to work on
22 affordable housing and has \$25 million, come and talk
23 to us. We have neighborhood plans. We welcome you.
24 Gracias.
25 MR. GOODMAN: Thank you. And I'll note for the

Page 97

1 record that Board member, Koonce, has rejoined the
2 meeting.
3 Next hand raised is Zane Knight. If you can
4 hear us, please unmute yourself and begin your
5 testimony.
6 MR. KNIGHT: Hello. Can you hear me?
7 MR. GOODMAN: Absolutely.
8 MR. KNIGHT: Thank you so much. My name is Zane
9 Knight. I've been a resident of the 2200 block of
10 Howard Street in the Norris Square Neighborhood of
11 Kensington since 2017. I'm a community activist,
12 organizer, and steering committee member of the
13 Norris Square Community Action Network, otherwise
14 known as NSCAN.
15 I just want to thank the Board for allowing me
16 to speak and bearing with us through this issue. I
17 know it's been very lengthy, so I'll try to be fairly
18 brief.
19 Firstly, I sympathize with the Land Bank and the
20 Board. I know you all probably aren't able to do
21 everything that you want to do in regards to things
22 like affordable housing. I understand that your
23 setup isn't enabled in a way to address this issue
24 adequately. So I understand that you work within a
25 specific set of constraints.

Page 98

1 But I don't believe that this problem is going
2 to be solved with for-profit institutions like the
3 developer is basically proposing. I don't understand
4 why the Land Bank is essentially giving away these
5 lots to this developer at \$1,000 a piece.
6 I don't think this needs to be an either or, we
7 give them away, basically, or sell them at market
8 rate. Can there be a percentage here? Can we go
9 back to the drawing board and the developer discuss
10 buying these at a percentage of market rate as he
11 wants to sell these houses at a percentage of AMI?
12 Which I would also like to note that generally,
13 the percentage of AMI that these people use is based
14 on a city AMI. And the local AMI of this
15 neighborhood is significantly lower than the city
16 AMI. It hovers in the lower to mid \$20,000 per year
17 range, not anywhere near where the entire city AMI is
18 set at.
19 I just want to echo many of the sentiments given
20 from other people who were opposing this project.
21 The fact that there is a disparity in the low-income
22 units, where they are located, their size, etc., I
23 would like to point out that there is no shortage of
24 vacant units in the city. We do not have to just
25 build the units to acquire them.

Page 99

1 I understand that's not something that the Land
2 Bank can address. But we do not have to build the
3 units to have affordable units. We can legislate to
4 have existing units that are affordable units.
5 MR. GOODMAN: Mr. Knight, I'll ask you to please
6 wrap up your testimony at this time.
7 MR. KNIGHT: All right. I understand, again,
8 that the Land Bank is operating in constraints that
9 it has, but I believe this developer stands to profit
10 exorbitantly from this.
11 I encourage the Land Bank Board to please vote
12 against this project. Allow the developer to come
13 back to you with something that is more reasonable
14 and something that will actually either benefit the
15 community and/or at least the Land Bank, and give you
16 all some money that you can actually use to address
17 some of these issues.
18 At the previous meeting, it was stated that the
19 Land Bank didn't have enough money to do what it
20 needed to do. So I urge you to push these people to
21 give you money to do things that you need to do, and
22 get this money from these people who have apparently
23 millions of dollars to do this. Get some of this
24 money, get affordable housing.
25 Thank you very much for your time. And I

Page 100

1 appreciate the opportunity.
2 MR. GOODMAN: Thank you. Thank you for your
3 participation.
4 Next is Ernest Garrett. Good afternoon.
5 MR. GARRETT: Good afternoon. My name is Ernest
6 Garrett. I'm the president of District Council 33.
7 I want to say I support a program that helps city
8 workers become homeowners.
9 But I just met the developer last night, reached
10 out to him. I was given his number by way of an
11 email. So I haven't had any paperwork or anything to
12 verify this proposal that is going to help the men
13 and women and their families that we represent.
14 In District Council 33, we have over 272 jobs.
15 At a salary of 55,000, we have less than 24 jobs,
16 that have salaries of 55,000. A moment ago, you
17 heard from one of my brothers who spoke about
18 sanitation workers. Our sanitation workers starting
19 salary is between 37,000 and 39,000.
20 So I could go on and on. Correctional officers,
21 our custodial workers at the airport, 34,000. Our
22 water operation, repair helpers, 35,000. I could go
23 on and on and on.
24 But what I would like to say is that I would
25 love to have more information about this program and

Page 101

1 see how does it benefit the men and women that work
2 for the city? And is it a true good benefit to them.
3 We work here, we have to live here, and we should
4 also be able to afford to live here.
5 So that's all I wanted to give to this Board, is
6 that if you don't make a decision, please, we need
7 the information. Because, like I say, all I've heard
8 of this thus far was a less than five-minute
9 conversation last night. Thank you.
10 MR. GOODMAN: Thank you. Thank you for your
11 time to be here today.
12 Next hand raised is Karla Martin.
13 MS. MARTIN: Good afternoon. Thank you for
14 allowing me to speak. My name is Karla Martin. I am
15 a concerned community member from the Norris Square
16 Neighborhood.
17 I am here to say that this project does not have
18 the community interest at heart. I will be brief.
19 We have heard many testimonies today about why this
20 project is not going to help the Norris Square
21 Neighborhood thrive.
22 I am urging the Board to listen to our community
23 concern, to listen that we're saying, "We are
24 opposing this project." We, the people that actually
25 live in the neighborhood, the people that are

Page 102

1 actually impacted by gentrification in the
2 neighborhood.

3 Not the developer, not any of you Board members,
4 the community members that have to deal with the
5 gentrification, with the construction, and the
6 consequences of it in our neighborhood. We are
7 saying we're opposing this project.

8 You have heard enough information to make a
9 decision. So I'm urging everyone, if you actually
10 care about affordable housing, if you actually care
11 about listening to community members' concerns, in
12 your good conscience, you will vote to oppose this
13 project because this is what we have been speaking
14 about with all of the testimonies that you have
15 heard.

16 Thank you very much for your time.

17 MR. GOODMAN: Thank you. And thank you for
18 sticking with the long agenda to make sure you had
19 time to participate and testify.

20 Next hand raised is Dawud Bey. Good afternoon.
21 You should be able to unmute and speak if you'd still
22 like to.

23 MR. BEY: Hey. How are you all doing?

24 MR. GOODMAN: Doing well. Thank you.

25 MR. BEY: I'm sorry. My name is Dawud Bey. And

Page 103

1 I'm one of the subcontractors that's kind of been
2 working on some of these affordable housing projects
3 and stuff as a subcontractor, as a framer, and as a
4 foundation specialist.

5 The reason why I'm adding my input from that
6 particular perspective is because I see the great
7 benefit of being able to have these affordable houses
8 as part of the community package as far as the EOP
9 package requires developers to have probably 35, in
10 certain districts, they want 40 percent minority
11 participation.

12 And that type of structure has allowed young,
13 growing subcontractors like myself to be able to
14 start building cash flow for my business and building
15 my business up as a certified minority contractor.

16 One of the things that I just wanted to add
17 input in relate to everyone speaking about the amount
18 of money that's being made on projects like that, and
19 I'm not here to debate that in any type way.

20 But one of the things that I just wanted to
21 share is that when we completed one of our
22 developments, one of our projects, in South
23 Philadelphia just recently, one of the things that
24 one of the neighbors came up to us and said is that
25 it used to be drug dealers.

Page 104

1 And me, I'm a returning citizen myself, formerly
2 incarcerated individual myself, and a person that was
3 once part of the problem, and trying to be part of
4 the solution. But the lady came up to us that day
5 and she said to us that it was drug dealers on the
6 block selling drugs. And once we began to start
7 building these houses, that they just left.

8 And to me, that was -- as I go through my
9 transformation, my growth, and development period, I
10 just see the importance of the work. And it inspired
11 me, again, as a returning citizen person that was
12 once part of the problem. It inspired me to keep
13 doing the work that I'm doing because I see the
14 impact that we have in these communities.

15 You're talking about 5th Street and 7th Street,
16 a lot of these particular communities that's being
17 impacted by gun violence. So as we're looking at
18 these particular communities and talking about how
19 developers come in and make the money, but it's also
20 saving a lot of lives and it's also adding to the
21 quality of life of individuals.

22 And I just think those things should be the most
23 important things that we look at because it's not all
24 about dollars and cents. It's more so about how you
25 impact the people. Thank you.

Page 105

1 MR. GOODMAN: Thank you. Thank you for
2 participating.

3 Next hand raised is Jacquie Sims. Good
4 afternoon. Oh, and yes, also a note, for the record,
5 Board member, Johns, has returned to the meeting.

6 MS. SIMS: Hello, everyone. I just wanted to
7 call in and support this development. As a person
8 who grew up in North Philadelphia and as a person who
9 currently runs a nonprofit, affordable-housing
10 organization, I know what the residents in the area
11 are talking about and the frustration they feel.

12 The challenge though, for anyone, for-profit or
13 nonprofit, is the cost or the affordability of
14 building affordable housing. I think you already
15 mentioned that the developer can only make a return
16 on investment of no more than 20 percent. And it's
17 not that easy.

18 It's just not easy unless you're looking at
19 getting some type of funding source. And as you
20 mentioned, those funding sources are scarce and far
21 between. It could be a year before you can apply for
22 one. And if you get denied, you have to apply for
23 another year. So that delays the process.

24 I also want to mention what Mr. Bey said. There
25 is a requirement for minority inclusion. The MBE,

Page 106

1 WBE, DBE requirement is it's a requirement. So the
2 point that people are making about who's building
3 these, well, there are limitations that are put in
4 place.
5 And lastly, I want to say that when people look
6 at what's happening, we're complaining on this call.
7 But what was mentioned before by, I believe, Mr.
8 Knight was that you're limited. The Land Bank is
9 limited in what you can and cannot do. But we as a
10 community, we can vote.
11 So sometimes we need to vote to have those
12 changes made. It's easier for us to complain on a
13 call. And I, again, totally understand because I'm
14 in the same place. My taxes were raised more than
15 double on my North Philadelphia. But I have to think
16 about the fact that I need to vote to make those
17 changes.
18 And that vote includes requiring more affordable
19 housing subsidies. Because unless you have a lot of
20 money, you can't afford to build affordable housing.
21 So I want to thank you for your time and for
22 listening.
23 MR. GOODMAN: Thank you. Thank you for your
24 participation.
25 Next hand raised, I see, is Bonita Cummings.

Page 107

1 Good afternoon. You should be able to unmute
2 yourself and speak.
3 MS. CUMMINGS: Can you hear me?
4 MR. GOODMAN: Sure can.
5 MS. CUMMINGS: Okay. Good afternoon, everyone,
6 Chairman, and the Land Bank Board. I'm not really
7 sure where what I'm saying sits in, but your meeting
8 is going unusual. So I'm just going to speak in
9 reference to what I wanted to say.
10 One of the things I wanted to say is that you
11 can't be the savior and the enslaver. So this Board
12 was envisioned for land equality for all, like the
13 small owner next door to the longtime lot. What
14 we're witnessing in this environment right now is all
15 of these land parcels being pushed out of this Land
16 Bank at the bullying of developers, in a sense.
17 So my concern, that there is the other side to
18 this process. And the other side is where, for my
19 community, you all pushed out over 23 parcels. I
20 believe it was your April Board meeting for Pennrose
21 Development for \$14 for a 99-year lease.
22 So this, for my community, entraps young Black
23 children in poverty and perpetuity. So no Black
24 child should have to only know poverty from this Land
25 Bank process. So these deals that you all are doing,

Page 108

1 this Land Bank process that you all are pushing out,
2 there is no community planning.
3 There's nowhere in the world that people should
4 be getting parcels, 23 and 50 parcels, and there has
5 not been any quality planning with that community.
6 So I just want to say that -- and Mr. Rodriguez
7 is very condescending in his expression to us. He
8 blows us off. And he knew back in 2021 we came as a
9 community in 2021, as Strawberry Mansion, against
10 those 69 property development. And in 2023, this
11 Board pushes it out anyway. Based on what?
12 You all are not -- you're forcing communities to
13 be pitted against each other. There is no
14 requirement here of, really, understanding what the
15 community concerns are for my community, Strawberry
16 Mansion North. We have a 69 property development
17 being considered in PHA and passed on. We don't even
18 know where --
19 MR. GOODMAN: Ms. Cummings, I'm going to ask you
20 to please wrap up your testimony, please, we move to
21 the --
22 MS. CUMMINGS: Okay. I will. I'm going to wrap
23 it up. So I just wanted to say that for Strawberry
24 Mansion North, you're creating poverty. No child, no
25 Black child, should have to live in a rental unit

Page 109

1 only in their entire community. And you should not
2 be allowing developers to conquer us, place us in a
3 square of ownership that they have like landowners.
4 So this Board, and I say to the citizens of this
5 city, there needs to be a legal process here because
6 I think that the Land Bank process may now be out of
7 control. So we may need to all come together to
8 really figure this thing out. So thank you.
9 MR. GOODMAN: Thank you for your time and
10 participating this afternoon.
11 MR. BALLOON: Mr. Chairman, can I raise a point
12 of information? We're set to lose Mr. Johns at 1
13 o'clock, and that we still need to deliberate as a
14 Board. So I just wanted to raise that as a Board
15 member.
16 MR. GOODMAN: Yes. Absolutely. So the last
17 public comment that we will take on this matter is
18 Judith Robinson.
19 MS. ROBINSON: And I thank you all so much. But
20 listen, when you take the oath of whatever you do to
21 be on these Boards, hey, I could be on the Board. I
22 got 49 years of real estate behind me, you all. I
23 want to say this to the citizens. Listen, we have a
24 right.
25 We have a right to full deliberations, full

Page 110

1 participation. I say ditto to all the goodwill
2 citizens that have lingered on this phone this long.
3 I wanted to agree with Bonita Cummings and anyone
4 else that's willing to get together to get a lawsuit
5 so we could get clarity on what's going on.
6 You've been disrespectful. The community has
7 spoken. You allowed the developer, who I have
8 respect for him. I'm a professional, so I have
9 respect for everybody. But you can't bully the
10 community.
11 Where are you from? I hear some accent or
12 something. I don't want to be disrespectful, but the
13 community has an accent too, and they are spoken
14 right here in our own community, our brothers and
15 sisters.
16 So, look, let's be careful. Let's be serious
17 about what we're doing. And I just want to say this.
18 With the land movement claiming all in a family
19 doesn't have capacity to hold on to some land, I
20 think we need to rescind all of these things.
21 MR. GOODMAN: Ms. Robinson, respectfully, this
22 is agenda item for the 75 addresses in Norris Square.
23 MS. ROBINSON: I'm going to sign it up. It's
24 just the overall disrespect of the community. Last
25 but not least, the unions and the Black people who

Page 111

1 are coming on here being disrespectful. You know, I
2 don't play with you all. Mind your business.
3 Let me see what you're doing with your own
4 community. I'm glad the union guy came on and
5 cleared up how low the income is of our union
6 brothers and sisters. That's push back. Calm on
7 nerves and shut this meeting down without any more of
8 your voting yes to any of this mess. Thank you.
9 MR. GOODMAN: Thank you. Thank you for your
10 participation.
11 Andrea? You're on mute.
12 MS. SAAH: There's one more question in the Q&A.
13 MR. GOODMAN: Okay. So if there is one more
14 individual who would like to comment, who hasn't
15 already commented, please raise your virtual Zoom
16 hand, and then we will close public comment after
17 that. So there's all sorts of strange -- hands are
18 going up, going down.
19 Ms. Duffy has already spoken. Ms. De Carlo, her
20 hand went away. She had submitted a letter
21 previously. So let's see. I don't know who is being
22 --
23 MS. SAAH: It was Aiko Dorr-Dorynek.
24 MR. GOODMAN: Okay. So, Aiko, sorry for any
25 mispronunciation, please raise your Zoom hand and we

Page 112

1 can call on you.
2 MR. BALLOON: Mr. Bladstein has his hand raised,
3 too.
4 MS. SAAH: Mr. Blatstein.
5 MR. GOODMAN: Okay. Keeps going away. Can we
6 just try to unmute Aiko if they're still there. Good
7 afternoon. Can you hear us? If so, please unmute
8 yourself and speak.
9 MR. DORR-DORYNEK: Can you hear me?
10 MR. GOODMAN: Sure can.
11 MR. DORR-DORYNEK: Great. My name is Aiko Dorr-
12 Dorynek. Just for the record, although I'm talking
13 as an individual, I am a board member, housing
14 committee member, for Women's Community
15 Revitalization Project, WCRP. And I've worked with
16 the Philadelphia Coalition for Affordable and
17 Accessible Housing for years now. But I'm not
18 speaking on their behalf, but I just want to state
19 that for the record.
20 We just need to know, and I think everyone
21 should know, who is BMK? And when organizations like
22 this for-profit companies come, they should have to
23 state where their financial backing comes from so we
24 know who they are, what type of entity they are.
25 Because they have a very nice homey, Philadelphia-

Page 113

1 looking website, but are they really? Or are they an
2 international BlackRock corporation?
3 Question. I've not heard one statement about
4 the ADA, American Disabilities Act, making sure
5 there's wheelchair-accessible homes. I repeat,
6 wheelchair-accessible homes for people living in the
7 community who are being displaced, perhaps either
8 pushed into nursing facilities or wishing to return
9 from them to live in the home of their choice, in the
10 community of our choice.
11 We need to make sure this is at top of mind
12 every time we bring these corp style of building
13 together. We need to make sure that the community is
14 not displaced, no building with displacement. That
15 is incorrect.
16 So the CDCs in the community are there. They
17 have not been respected, it sounds, from what I'm
18 hearing from them. And the unions, the developer
19 should come together and work with the CDCs. It
20 sounds as if they are more than willing to work with
21 you.
22 It would be a great coalition building project.
23 There's CDCs from around the city that we could work
24 together. But in the meantime, we need to come
25 together. As the Philadelphia group, come together

Page 114

1 and advocate, and city council, for what we need.
2 That's the only way to make these changes.
3 For those in the past who have said things that
4 we need to make changes, that's the way to make these
5 changes. And we need to make sure that the --
6 MR. GOODMAN: Thank you, Mr. Aiko. I'd like you
7 to, please, wrap up your testimony at this time,
8 please.
9 MR. DORR-DORYNEK: All right. So I guess I just
10 wanted to make sure that folks in the city, other
11 than city employees, have access to these homes. I'm
12 100 percent for city employees to have these homes.
13 But I do know folks who do, let's say, attending
14 care services make less than the city employees and
15 they need to be able to have the dignity of a home as
16 much as a city employee.
17 So that's why I think that we need to come
18 together in coalition to make affordable housing
19 possible everywhere. Thank you.
20 MR. GOODMAN: Thank you.
21 MR. DORR-DORYNEK: And I would just say this is
22 a -- I would hope that you vote against this project
23 until more has been spoken to in the community and
24 the community has had a voice that has been heard by
25 the developer. Thank you.

Page 115

1 MR. GOODMAN: Thank you. Last public comment
2 we'll take on this matter, Jeremy Blatstein. If you
3 can hear us, please unmute yourself and begin your
4 testimony.
5 MR. BLATSTEIN: Thank you. I just want to say
6 that it is amazing what the Turn the Key program has
7 done for the City of Philadelphia. It is doing what
8 it was intended. And the only way that you're able
9 to cross-subsidize is by having market rate.
10 And that point, I guess, keeps on being brought
11 up, of why aren't there more houses being built at 60
12 percent AMI?
13 And if you just were trying to build 60 percent
14 AMI, you'd be losing money because all in right now,
15 each of these houses is going to cost \$215,000 to
16 build. And the sale price on those is \$200,000. So
17 there's a negative \$120,000 that is being lost on
18 these 60 percent AMI houses. And this is the whole
19 point of this 51/49 percent.
20 And the idea that a private individual wants to
21 invest \$18,796,198 to build housing in our community,
22 we should be applauding it and we should be figuring
23 out how to do more of that. And the idea that it
24 doesn't have to be either or.
25 And the last thing I'll say is the Land Bank

Page 116

1 meets once a month. The Board members owe it to the
2 community to be present and at the meeting, not in
3 their cars, not walking around, not in and off
4 screen.
5 And I think that that's something that the next
6 administration definitely needs to look at more in
7 order to have a proper flowing process because the
8 job of the Land Bank is to disclose the properties.
9 And I think that what Mo is doing with this project
10 is phenomenal, and I am in support of it. Thank you.
11 MR. GOODMAN: Thank you. Thank you for your
12 participation and for joining us today.
13 Okay. That concludes public comment on agenda
14 item V D. I wasn't keeping super close time over the
15 cumulative, but I believe that was close to an hour
16 of public comment. But I may have that wrong.
17 So thank you for everybody who took time out of
18 your days to join us and to give comment. I think we
19 heard from individual residents and neighbors and
20 homeowners, we heard from registered community
21 organizations, we heard from community-based
22 organizations, we, of course, heard from the
23 applicant, we heard from councilmember, heard from a
24 variety of individuals and stakeholders.
25 So I will ask, are there any additional

Page 117

1 comments, questions, points of discussion from the
2 Board? Rebecca, please.
3 MS. LOPEZ-KRISS: Yeah. So it was mentioned
4 multiple times that the community outreach that was
5 referenced wasn't very good or very well-attended or
6 accessible by other languages. Does the developer --
7 do they only hold one meeting? I'm curious if we
8 have any comment on that or more information about
9 what community outreach they did.
10 MR. RODRIGUEZ: The developer has raised their
11 hand. They can speak to it directly.
12 But I can tell you that they complied with the
13 requirements set forth by the Board to hold an
14 information session. We do require that they notice
15 and flyer the area and host a meeting. They complied
16 with that.
17 There was also substantive back and forth with
18 one of the primary community groups about
19 affordability and the makeup of the project as well.
20 So with that, I will stop.
21 MR. GOODMAN: Let's keep it there and let's keep
22 it there for now. I don't want to get into a big,
23 long back and forth about what type and when and on
24 what day.
25 I think we heard from the applicant already

Page 118

1 about their engagement, we heard from community
2 members and stakeholders on their opinions on it. I
3 think all parties have spoken at this time on that
4 particular topic.
5 Alex?
6 MR. BALLOON: Yeah. I appreciate you for
7 recognizing me, ma'am --
8 MR. GOODMAN: All good.
9 MR. BALLOON: -- Mr. Chairperson.
10 MR. GOODMAN: Call me whatever you want, Alex.
11 MR. BALLOON: Sorry. I guess I'm sort of just
12 stepping back and just trying to take in what is the
13 Land Bank being asked to consider? Are we being
14 asked to consider that this property meets the 51/49
15 program and that the developer is capable of
16 executing the project? Are we being asked to weigh
17 other factors?
18 Because I think that's something that someone's
19 going to have to make a motion, and that's just
20 something I'm reflecting on as a Board member here as
21 we handle this agenda item. So I just wanted to
22 share my thoughts.
23 MR. RODRIGUEZ: What the Board is being asked is
24 to consider yea or nay or a proposed amendment to
25 what has been presented to the Board.

Page 119

1 You have a resolution for the project as
2 presented with the affordability levels, as
3 presented, concurrent with the legislation that talks
4 about unsolicited applications at 51 and 49 percent
5 affordability.
6 As I stated in the executive session, the Board
7 can -- it's your charges to deliberate, you can
8 either say no to it, say yes to it as is, or you can
9 table it and offer subsequent changes to see if
10 that's available to the Board member. In which case,
11 the staff will meet with the developer, then bring it
12 back to the Board for consideration.
13 So, Andrea?
14 MS. SAAH: Yes. I just wanted to expand upon
15 what you just said, Angel, which is that if the Board
16 wishes to take a different action than approving the
17 resolution, you are free to make a motion to do
18 something else and vote on that. There has to be the
19 motion made, brief discussion, and then the vote.
20 MR. GOODMAN: Especially ever since the advent
21 of Turn the Key, we've seen a variety of kind of bulk
22 land dispositions for homeownership either are
23 entirely under the affordable definitions as defined
24 in the code, or a mix like this one.
25 And many of the same types of comments are given

Page 120

1 by members of the public at those meetings too.
2 Right? The tension and the difference between what
3 the code defines as affordable versus what the
4 neighborhood kind of sees as most affordable, so.
5 We know there's not enough subsidy, not enough
6 assistance. Yeah, we know this, unfortunately. And
7 the Turn the Key has been incredibly helpful in
8 facilitating more homeownership development on city-
9 owned lots, which we were not seeing as much of
10 before.
11 But also, I certainly understand the
12 considerations about the discrepancies between the
13 affordability and incomes of existing community
14 members versus what the sale prices actually
15 translate out to.
16 So are there any other comments, questions from
17 the Board?
18 MR. RODRIGUEZ: I believe Andrea.
19 MR. GOODMAN: Andrea, I see your hand still
20 raised, but I assume that's old.
21 MR. SAUER: Just one point of clarification. We
22 had a letter earlier today from the councilmember of
23 this district where this project is located at. So
24 if the Board were to approve a disposition today, it
25 would still be incumbent upon the city councilmember

Page 121

1 to put forth a resolution for disposition of
2 property. Is that correct?
3 MR. RODRIGUEZ: Correct.
4 MR. SAUER: That would not go forward?
5 MR. RODRIGUEZ: I can't speak to that. I can't
6 tell what the -- all I can tell you is that the
7 councilwoman has publicly said she does not support
8 it. Our responsibility is to vote on the idea. You
9 can vote no or yes or charge the Board with trying to
10 do something different.
11 Whatever the determination is, if it comes out
12 of the Board, we're required to send it over to
13 council. Then it becomes the councilmember's
14 responsibility to introduce the resolution as per the
15 legislation. Should that resolution sit for a time
16 period, the developer will receive a rejection
17 letter. And that is what's required.
18 But our responsibility is to consider the issue
19 put before you given all the facts that are
20 presented, and the Board can vote as it wishes based
21 on everything that's been presented here.
22 And what you need to know is that we qualified
23 the application per the legislation. It is here for
24 your consideration for disposition. The public
25 commentary on both sides and the councilpersons

Page 122

1 should be factored into that.

2 MR. SAUER: So I would just add that I am open
3 to an alternative motion. I think if the motion
4 comes up to dispose as proposed right now, I don't
5 see how in good conscience I could vote in favor of
6 that.

7 MR. GOODMAN: So then I will ask the question.
8 Is there a motion of any kind on agenda item V D?

9 MR. RODRIGUEZ: I would say you have to first
10 ask if there's a motion to approve. If not, is there
11 an amended motion?

12 MR. BALLOON: Okay. I'll make the motion to
13 approve the disposition.

14 MR. GOODMAN: Is there a second? Motion has
15 been made. Is there a second?

16 MS. LOPEZ-KRISS: I'll second.

17 MR. GOODMAN: And just for point of
18 clarification, I see seven Board members present. A
19 vote would need six votes. Is that correct? Because
20 it's a quorum of the entire Board, not a quorum of
21 those members who are present here today. So any
22 vote less than six, the motion does not carry. Is
23 that correct?

24 MR. RODRIGUEZ: Correct.

25 MS. SAAH: Correct. Because it also doesn't

Page 123

1 reject or disapprove the disposition, then an
2 alternative motion can be made.

3 MR. GOODMAN: Then, just to be kind of thorough
4 in particular, probably makes sense to do roll-call
5 votes given that we have seven members present. So
6 first I'll ask any additional discussion on this
7 motion? A motion to approve has been made and
8 properly seconded.

9 (No response.)

10 MR. GOODMAN: Seeing none, can we do a roll
11 call?

12 MS. SAAH: Yes. Rick Sauer?

13 MR. SAUER: Nay.

14 MS. SAAH: Nay. Rebecca Lopez-Kriss?

15 MS. LOPEZ-KRISS: Aye.

16 MS. SAAH: Alex Balloon?

17 MR. BALLOON: Yes.

18 MS. SAAH: Michael Koonce?

19 MR. GOODMAN: You're on mute, Mike.

20 MS. SAAH: Please unmute yourself.

21 MR. KOONCE: Nay.

22 MS. SAAH: Nay. Michael Johns? I didn't hear
23 you. I'm sorry. Yes?

24 MR. GOODMAN: Can't hear you.

25 MR. JOHNS: Yes.

Page 124

1 MR. GOODMAN: Okay. There it is.

2 MS. SAAH: I could see his lips. Majeedah
3 Rashid?

4 MS. RASHID: Nay.

5 MS. SAAH: Let's see. And Andrew Goodman?

6 MR. GOODMAN: Nay.

7 MS. SAAH: Okay. That is four votes against
8 approving the disposition. Two votes -- I'm sorry.

9 MR. RODRIGUEZ: Three.

10 MR. GOODMAN: Three.

11 MS. SAAH: Three votes in favor of the
12 disposition. So the resolution has not been adopted.
13 And now you may take alternative motions if the Board
14 wishes to make any.

15 MR. GOODMAN: Are there any alternate motions on
16 agenda item V D?

17 (No response.)

18 MR. RODRIGUEZ: Point of clarification. If
19 there are no alternative motions, what is this
20 directive from the Board to the staff on this item?
21 Given that it is a qualified application, we would be
22 incumbent to bring it back to the Board for
23 consideration.

24 MR. BALLOON: Can I raise a point of information
25 as well? I'm not sure that there are six votes to

Page 125

1 take --

2 MR. RODRIGUEZ: Three members are not currently
3 present. So we are missing Anne Fadullon, the Board
4 chair, Rich DeMarco, and the 2nd District has not
5 replaced their -- well, I'm missing somebody.

6 Go ahead, Andrea.

7 MS. SAAH: I may clarify. So an alternative
8 motion can ask or direct the staff to go back to the
9 developer for further deliberation. But we would
10 need to have some kind of guidance as to the issues
11 that the Board would like to see. That's what Mr.
12 Rodriguez is asking the Board to do. Because right
13 now, it's neither approved nor disapproved.

14 MR. GOODMAN: Right. Rebecca?

15 MS. LOPEZ-KRISS: The developer did say that he
16 would consider increasing the number of affordable
17 units. I wonder if it makes sense for staff to go
18 back and figure out what that might look like.

19 If that happens, I would strongly urge the
20 developer to have another community meeting in
21 collaboration with one of the RCOs that includes
22 Spanish translation.

23 MR. JOHNS: So that would be considered a
24 motion. Correct?

25 MS. LOPEZ-KRISS: Well, I'm putting it out there

Page 126

1 as some thoughts. I haven't made the motion. I
2 mean, if everyone else thinks it's a terrible idea,
3 then I don't want to put out a motion if it's stupid.
4 But if other people think it's a good idea, maybe we
5 can talk about it.
6 MR. GOODMAN: And Mike Koonce, you got your hand
7 raised.
8 MR. KOONCE: Correct me if I misunderstood, but
9 I thought the developer said that he would be willing
10 to do all affordable.
11 MR. RODRIGUEZ: He just put it in the chat.
12 MS. LOPEZ-KRISS: He's willing to do 100 percent
13 AMI, which I think that is a different concession.
14 Right?
15 MR. KOONCE: Different than what?
16 MR. GOODMAN: It doesn't --
17 MS. LOPEZ-KRISS: Well, there's no 60 percent
18 AMI.
19 MR. GOODMAN: Or 80 percent.
20 MS. LOPEZ-KRISS: So I think it's maybe worth
21 exploring what those numbers could potentially look
22 like.
23 MR. GOODMAN: Alex?
24 MR. BALLOON: Thank you. I do want to just
25 point out that Councilmember Lozada raised a number

Page 127

1 of very specific concerns about housing counseling
2 that I think are solvable. I also do not think it is
3 a good idea.
4 Yeah, I agree, Andrea, we are about to lose a
5 quorum, so I think it might be best to just give
6 direction to the staff. And I don't think we should
7 negotiate with the developer between the Board and
8 the comments chat. I don't think that's a best
9 practice.
10 MR. GOODMAN: Certainly, agree with that. So in
11 light of that, is there an alternate motion?
12 MS. LOPEZ-KRISS: I make a motion that the staff
13 go back to the developer and discuss an alternative
14 mix of affordable housing to market-rate.
15 MR. RODRIGUEZ: Can I make a friendly motion as
16 well that we also meet with Councilwoman to address
17 her concerns and stated in the letter that she
18 submitted?
19 MR. BALLOON: Yes. Thank you. I was going to
20 make that motion.
21 MR. GOODMAN: Yeah.
22 MR. BALLOON: Thank you, Angel. If we can make
23 a specific reference to Councilmember Lozada's
24 concerns and what she referenced in her letter
25 received last night.

Page 128

1 MR. RODRIGUEZ: So my understanding from what's
2 being presented is that the staff, after this
3 meeting, will meet with the councilperson to
4 understand more in-depth as to what her concerns were
5 as outlined in her letter, but also to meet with the
6 developer to talk about levels of affordability. Am
7 I correct in that?
8 MR. BALLOON: That's my interpretation of what
9 was stated.
10 MR. SAUER: And I thought I also heard a
11 recommendation that there be a follow-up community
12 meeting?
13 MR. GOODMAN: Yes. That the RCOs and the
14 community-based organizations are informed of and
15 aware of and participate in.
16 MS. RASHID: Yes. I agree to revisit those
17 points made.
18 MR. RODRIGUEZ: Can I clarify that --
19 MR. KOONCE: If we're going that far, why not
20 just suggest that the councilwoman and the developer
21 and the Land Bank staff have a meeting?
22 MR. RODRIGUEZ: That's fine.
23 MR. GOODMAN: Go ahead.
24 MR. RODRIGUEZ: Yeah. I think that would be
25 fine. I think we should do that.

Page 129

1 I do think that we need to address certain
2 before wrapping up and voting on this motion that the
3 Q&A has lit up. And I think what the public has not
4 understood is that because the vote is split and we
5 do not have a quorum or a majority of the quorum, the
6 motion does not pass to say no.
7 The majority of the people present said no. So
8 that split vote, based on the bylaws, means that the
9 staff would have to bring back the qualified
10 application should stipulations not be afforded to
11 the staff.
12 Right now what the Board is saying is that we
13 know now the Board is not accepting the application
14 as presented to the Board. And I am getting
15 direction through a resolution from the Board which I
16 cannot bring this project back until those
17 stipulations have been met.
18 And that's what we're doing here. The developer
19 is commenting in the chat, much like the public is
20 commenting in --
21 MS. SAAH: Q&A.
22 MR. RODRIGUEZ: In the Q&A. We misspoke.
23 MS. SAAH: Not in the chat. The developer do
24 not have access to the chat, just like everyone else.
25 I'm just putting that.

Page 130

1 MR. RODRIGUEZ: Sorry. I misspoke, so.
2 MR. GOODMAN: Okay. So in terms of what would
3 be -- well, I should point out, typically, the Chair
4 does not make motions. Is it possible, in this case,
5 for me to make a motion, or would someone else need
6 to do it? Because I want to try to phrase it
7 accurately.
8 MR. JOHNS: Andrea, can you kind of phrase the
9 motion? That was kind of --
10 MS. SAAH: Thank you. So the motion, as I
11 understand the various Board members having made, is
12 to ask the staff to go back, number one, to meet with
13 the councilwoman to explore her concerns and how they
14 might be met.
15 Number two, to go back to the developer to
16 discuss an alternative mix of affordable housing that
17 might be able to meet those concerns, and also to
18 then have a follow-up community meeting where this
19 alternative proposal would be discussed. And that
20 meeting would have Spanish translation available and
21 be organized by one or more RCOs. Is that correct?
22 MR. BALLOON: Yes. I would also add that I did
23 mention housing counseling agencies.
24 MS. SAAH: Yes. That's one of the concerns that
25 the councilwoman has.

Page 131

1 MR. BALLOON: Thank you.
2 MS. SAAH: So that is taken into consideration
3 in that catch-all category.
4 MR. JOHNS: So that's the motion. I second it.
5 MR. GOODMAN: All right. A motion has been made
6 and properly seconded to call for additional actions
7 to be taken on this application.
8 Yes, Andrea.
9 MS. SAAH: All right. Could one Board member
10 please make that motion --
11 MR. BALLOON: I'll make the motion.
12 MS. SAAH: -- as it was stated? Okay. Thank
13 you.
14 MR. RODRIGUEZ: And Michael Johns?
15 MS. SAAH: Michael Johns?
16 MR. JOHNS: Will second. Yeah.
17 MR. GOODMAN: Thank you. The motion has been
18 made and properly seconded for a series of further
19 actions for the staff to meet with the Office of the
20 District Councilmember to meet in more detail on the
21 issues expressed in their letter, as well as meeting
22 with the applicant to discuss affordability mixes.
23 And if an alternative proposal is created for
24 there to be a community meeting in which all
25 expressed concerned parties, including our RCOs and

Page 132

1 other community-based organizations and individuals
2 are informed about and able to participate in.
3 That is the motion that has been made and
4 properly seconded. All in favor?
5 (Chorus of ayes.)
6 MR. GOODMAN: Any opposed has the right to say
7 nay? No?
8 (No response.)
9 MR. GOODMAN: All right. Motion carries.
10 Additional action to be taken on agenda item V D.
11 That concludes the voting business of the
12 October Board meeting. Thank you, everyone, Board
13 members as well as members of the public, for hanging
14 in.
15 Final agenda item is any old and new business.
16 If there's anyone in the Zoom Room who has any
17 business, new or old, to bring before the Board,
18 please let us know. Now is the time. I see Judith
19 Robinson with her hand.
20 MS. ROBINSON: So you just had us on a long
21 meeting, but if you can't hang, then maybe this is
22 not the job for you. So I appreciate everybody's
23 attention.
24 I want to say to the audience, look what happens
25 when you have an organized community, when all of the

Page 133

1 folks send letters and say, "Hell no. We need to do
2 something differently." I just want you all to
3 represent and see what happens. All right, to be
4 continued.
5 But I just want to say the old business. Going
6 back to April of 2023, you all agreed and slipped
7 through something that the Strawberry Mansion
8 community said no.
9 69 units go into Pennrose through some
10 intergovernmental process. You all need to make sure
11 that this is notification to the community big time.
12 Because the average citizen, and I got -- nine years
13 behind me, doesn't know what all is going on in
14 governmental processes. Okay. So I'm going to say
15 that. You need to amplify all of that so we can be
16 clear.
17 PHA is badly managed. And then you're giving
18 them all this nontaxable, they'll live in poverty for
19 the next 50, 100 years. I'm going to do a little
20 tour about that and see if we can get some clarity as
21 council president, Clarke, is leaving office for the
22 5th District.
23 So I want to talk about that. April, that's out
24 of order. In July, you did something very strange,
25 giving the executive direct some new powers.

Page 134

1 (Videoconference connection lost with MS.
2 ROBINSON.)
3 MR. GOODMAN: Ms. Robinson, are you still there?
4 MS. SAAH: We lost her.
5 MR. GOODMAN: Yes. We lost her. First, her
6 audio is starting to lag a little bit and then we --
7 looks like she may have been cut off. So maybe
8 she'll be able to rejoin the meeting. Next hand
9 raised, I see, is Zane Knight.
10 MR. KNIGHT: Yes. Hi. Thank you again for the
11 opportunity to speak. I just wanted to ask -- I'm
12 not familiar with your timeline, so I just wanted to
13 clarify if you believe this project, the one we just
14 discussed, would be back up at the next meeting, or
15 if that timeline will be maybe a few months down the
16 road.
17 MR. GOODMAN: I don't know if we can say for
18 sure, but I imagine this is the sort of thing that
19 would take a little bit of time. But Angel, do you
20 have any thoughts?
21 MR. RODRIGUEZ: The resolution was clear. We
22 would have to meet the stipulations of the Board's
23 resolution before it would even be considered
24 qualified to come back to the Board. And that would
25 be incumbent on all parties to come to a resolution

Page 135

1 before we would ever entertain the disposition before
2 the Board.
3 MR. KNIGHT: Okay. So that'll be something that
4 we'll just have to look for on future agenda --
5 MR. RODRIGUEZ: Correct.
6 MR. KNIGHT: -- postings? Okay. Thank you.
7 MR. GOODMAN: No problem.
8 Next, I see Ms. Bonita Cummings.
9 MS. CUMMINGS: Hello. I just wanted to
10 reiterate. When you're doing your add-ons, which was
11 what caused a confusion or problem for us in
12 Strawberry Mansion, we looked at the agenda back in
13 April and did not see those parcels that were moving
14 out with a proposed 69 rental-only development that
15 we, as many groups, in Strawberry Mansion came
16 against in 2021.
17 I just want, again, for this Board to understand
18 that creating 69 rental units only in a community
19 that is already saturated with rental-onlys creates
20 poverty. There's no equity. It's 99 years, \$14 for
21 over 23 parcels of land.
22 And we had already expressed to this Board that
23 that was not good for our community. So you have
24 placed us in a predicament here and in a condition
25 that creates poverty for our children, young Black

Page 136

1 children, growing up in only the ability to be
2 stacked on top of each other.
3 We've already had that experiment. You want to
4 take away our pocket parks to put density, take away
5 oxygenation for density, create sickness and illness
6 and disease and violence.
7 So on the other side of what you're doing,
8 passing out these many, many parcels and looking at
9 the cost in the name of affordable housing, you also
10 are creating conditions.
11 And I just really want to say that you have to
12 be able to hear people. And if you can't hear us,
13 then you really can't see what we're saying. We live
14 here. We've lived here, many of us, for 50, 60
15 years. We've watched our sons die in the streets.
16 We've watched them die based on being housed in
17 communities where there's nothing but no equity. All
18 is rentals.
19 And you just placed us in Strawberry Mansion
20 North in that same condition with Pennrose
21 Development, PHA and any group that they bullied away
22 from the collective when we said no back in 2021.
23 So I'm asking you to be more accountable as all
24 of these parcels are coming out of the Land Bank.
25 There's no community planning. People are just

Page 137

1 saying, "Here. This is your housing. This is what
2 it's going to look like." There is no planning from
3 the community of even design.
4 What do we want to see? How do we want to plan
5 our communities? Nobody's even asking that question.
6 People come with their architects and throw up
7 something that's been used a thousand times and that
8 passes out of this Board. And it's not fair.
9 And what you did, Mr. Rodriguez, when we wrote
10 to you and this Board back in 2021 should have been
11 questioned. It should have been stopped and it
12 should not have happened. Thank you.
13 MR. GOODMAN: Thank you. Thank you for your
14 time. And I see Ms. Robinson is back. I think when
15 we lost your audio, you were referencing a Board
16 meeting in July?
17 MS. SAAH: Yes. Where that was horrible
18 legislation. We have to go back and claw it back
19 where the executive director is now given all this
20 power. These things are out of the view of the
21 public. Public participation is what I'm always
22 crying.
23 So last but not least, I appreciate you all
24 letting me back on to finish this out. So now here
25 you are not listening in September, to all of the

Page 138

1 people who came with letters, and this is what I want
2 the public to be clear about.
3 I go to city council as -- we are not being
4 heard. So in that regard, I'm saying a coalition,
5 some legitimate attorney who will fight for our
6 rights as citizens. Black women are 70 percent of
7 Philadelphia yearly evictions.
8 As I hear some of the people from my community,
9 and I say this respectfully to all of you with love,
10 please, please stop. With Black women being 70
11 percent of yearly evictions, you talk about the
12 union? We should be building for our community.
13 With that, I'm going to put a pause in it. I
14 love you all on this Board. Some of you I love and
15 respect, big time. I'll see you around town. Get
16 your minds back. You cannot be a part of this.
17 Conscious ask the question, "Is it right?" And we
18 are saying, "Hell, no." Thank you.
19 MR. GOODMAN: Thank you for your time and your
20 participation today. I see no other hands or Q&A.
21 So with that, I'll ask, is there a motion to adjourn
22 this October Land Bank Board meeting?
23 MR. BALLOON: I'll make the motion to adjourn.
24 MS. GONZALEZ: Second.
25 MR. GOODMAN: It's been heard and properly

Page 139

1 seconded. All in favor?
2 (Chorus of ayes.)
3 MR. GOODMAN: Any opposed?
4 (No response.)
5 MR. GOODMAN: All right. The October meeting of
6 the Philadelphia Land Bank Board is officially
7 adjourned. Thank you to Board members and staff and
8 members of the public for all of your work getting
9 through difficult agenda. We very much appreciate
10 it.
11 And special thanks to everybody for giving
12 public comment: heartfelt, thorough, well-informed
13 public comment. We very, very much appreciate your
14 participation in our monthly process.
15 So with that, thank you all. And we'll see you
16 again in November.
17 MS. LOPEZ-KRISS: Thank you.
18 (Whereupon, at 1:10 p.m., the proceedings were
19 concluded.)
20
21
22
23
24
25

Page 140

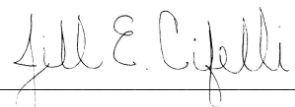
1 CERTIFICATE OF DIGITAL REPORTER
2
3 I, JILL CIFELLI, a Digital Reporter, do hereby
4 certify:
5
6 That the foregoing proceeding hereinbefore set
7 forth was accurately captured with annotations by me
8 during the proceeding.
9
10 I further certify that I am not related to any
11 of the parties to this action by blood or marriage,
12 and that I am in no way interested in the outcome of
13 this matter.
14
15 IN WITNESS THEREOF, I have hereunto set my hand
16 this 10th day of October, 2023.
17
18 
19 _____
20 Jill Cifelli
21
22
23
24
25

Exhibit B

RESOLUTION NO. 2023 - 42

**RESOLUTION AUTHORIZING CONVEYANCE OF 2342-48 NORTH 27TH STREET A/K/A
2748 NORTH 27TH STREET (ASSESSED AS 2342, 2344, 2346 AND 2348 NORTH 27TH
STREET; 2704, 2706 AND 2708 WEST YORK STREET; 2709 WEST ARIZONA 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 2342-48 North 27th Street a/k/a 2748 North 27th Street (assessed as 2342, 2344, 2346 and 2348 North 27th Street, 2704, 2706 and 2708 West York Street, and 2709 West Arizona 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 October 10, 2023.

Exhibit C

RESOLUTION NO. 2023 – 43

**RESOLUTION AUTHORIZING CONVEYANCE OF
2641 REED STREET
TO TAM KINH HO AND HIEN LONG CUNG**

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;

WHEREAS, the Property is subject to a Declaration of Restrictive Covenants, Conditions and Restrictions dated June 19, 2020 and recorded in the Philadelphia Department of Records on June 29, 2020 as Document Id. No. 53683111 (the “**Declaration**”), which contains certain conditions and restrictions imposed on a purchaser and restricts the use of the Property;

WHEREAS, under the Declaration, the sale of the Property is subject to certain resale price restrictions and purchaser eligibility requirements for a specified compliance period of ten (10) years, with said compliance period beginning anew when a new purchaser acquires the property before the previous purchaser’s compliance period has ended;

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2641 Reed Street (the “**Property**”) to Tam Kinh Ho and Hien Long Cung (the “**Purchasers**”), who are Qualified Purchasers under the terms of the Declaration;

WHEREAS, the disposition of the Property complies with the covenants, conditions and restrictions of the Declaration;

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 Purchasers for Two Hundred Sixty-Five Thousand and 00/100 U.S. Dollars (\$265,000.00) 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 the Philadelphia Code and with all covenants, conditions and restrictions of the Declaration.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

Exhibit C

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 October 10, 2023.

Exhibit D

RESOLUTION NO. 2023 - 44

**RESOLUTION AUTHORIZING CONVEYANCE OF
5232 CHESTER AVENUE
TO CHESTER AVENUE COMMUNITY GARDEN**

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 5232 Chester Avenue (the “**Property**”) to Chester Avenue Community Garden (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 Dollar (\$1.00) and a thirty (30) year mortgage of Ninety-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$94,999.00) 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 October 10, 2023.

Exhibit E

October 3, 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 therefore why I will abstain from participating in section 5C of the October 2023 Land Bank Board meeting agenda, which pertains to a disposition application at 1511-17 South 55th Street.

The Land Bank Board will discuss Property Dispositions in agenda section 5C at its meeting to be held on Tuesday, October 10, 2023. In my day-to-day professional capacity as Director of Equitable Development for 3rd District City Councilmember Jamie R. Gauthier, I have provided technical support, guidance about the application process, and coordination with staff at one of the land conveying agencies to facilitate consideration and administration of the application that will be considered in agenda section 5C.

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 the Property Dispositions in agenda section 5C. 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 the Property Disposition in agenda section 5C while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

**Andrew P
Goodman**
Digitally signed by Andrew P
Goodman
DN: cn=Andrew P Goodman, o,
qu,
email=andrew.goodman@phila.g
ov, c=US
Date: 2023.10.03 17:57:37 -0400

Andrew Goodman

Exhibit F



**CITY OF PHILADELPHIA
CITY COUNCIL**

JAMIE R. GAUTHIER
ROOM 586, CITY HALL
Philadelphia, PA 19107
(215) 686-0460 or 0459
Fax 215-686-1929

COMMITTEES

Chair

Committee on Housing Neighborhood
Development and the Homeless

Vice Chair

Committee on Parks, Recreation, and
Cultural Affairs

Member

Committee on Public Property and
Public Work
Committee on Commerce and Economic
Development
Committee on Public Safety
Committee on Education
Committee on the Environment
Committee on People with Disabilities
and Special Needs
Committee on Children and Youth

October 4, 2023

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

Dear Chair Fadullon and Executive Director Rodriguez:

I am writing to express my strong support for ACANA's property disposition application being reviewed by the Land Bank Board of Directors at this month's meeting.

I cannot overstate how truly unique and transformative this development vision is.

If approved, the disposition of 1511-17 South 55th Street is the final puzzle piece necessary to allow for the development of the Africa Center in the heart of "Africa Town" in Southwest Philadelphia. This is a block-wide, culturally-oriented building that will house a community center, school, healthcare, restaurant and nonprofit offices. It is rare to have so many community-serving uses (over 33,000 square feet) under one roof. And uses that will enrich and empower the community such as immigration legal services, community support services, and English language education.

And perhaps even more importantly, this project is to be an anchor and landmark for the economic development that will become a critical part of the broader Africa Town neighborhood and community development strategy in Southwest Philadelphia that I am proud to support.

This is exactly the type of community-minded, community-owned, and community-benefiting development that our surplus government owned land should be repurposed for. I applaud ACANA for its vision, and I thank you and the board for your consideration on this matter.

Sincerely,

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit G

RESOLUTION NO. 2023 - 45

**RESOLUTION AUTHORIZING CONVEYANCE OF
1511-17 SOUTH 55TH STREET
TO AFRICAN CULTURAL ALLIANCE OF NORTH AMERICA, 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 1511-17 South 55th Street (the “**Property**”) to African Cultural Alliance of North America, Inc. (“**ACANA**”) (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 Dollar (\$1.00) 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 October 10, 2023.

Exhibit H



October 10, 2023

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 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 therefore why I will abstain from participating in section 5D of the October 2023 Land Bank Board meeting agenda.

The Land Bank Board will discuss Property Dispositions in agenda section 5D at its meeting to be held on Tuesday, October 10, 2023. In my day-to-day professional capacity as President of HACE, I write to disclose my interest in and association with the CEIBA Latino Equitable Development Collective, of which HACE is a member organization. As a member of CEIBA, HACE advocates for the development of affordable housing for very low-income households in the neighborhoods where the properties listed in item 5D are located.

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 agenda items 5D at the October 10, 2023 Board meeting. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to these mailers, including 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 matters. For the record, I have not attended any of the Board's Policy Committee or Executive Committee meetings at which these matters were discussed.

www.hacecdc.com

167 W. Allegheny Ave. ■ Suite 200 ■ Philadelphia, PA 19140

F 215 426-9122 ■ T 215 426-8025

A Non-Profit 501 (C)(3) Community Economic Development Corporation


Equal Housing Opportunity 

Exhibit I

Ceiba



A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

Board of Directors
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia PA 19107

October 3, 2023

Dear Board of Directors,

We are sending you this letter to reiterate our 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)

In the letter that we sent to you dated September 11, 2023, see attached, we expressed our opposition to the above disposition because BMK Properties, LLC, did not engage in a robust public engagement process on the subject. There was only one community wide meeting prior to the September 12, 2023, Land Bank Board Meeting. BMK Properties, LLC, provided little notice of the meeting's occurrence and scheduled it on July 5, 2023, the day after a midweek holiday. BMK Properties, LLC, also limited attendance to the meeting to those who could attend via Zoom and it did not provide a Spanish interpreter. That cannot be considered a public meeting within the requirements of the Land Bank's policies because a meeting whose main subject of discussion is the disposition of publicly owned land in neighborhoods that are home to the largest Limited English Proficient community in the city and bears the widest gap in the digital divide must take place in a public setting with access to it for the residents impacted by the project, including those who speak Spanish.

We reiterate our objection to the above disposition as BMK Properties, LLC, has yet to schedule a public meeting about this matter before the October 10, 2023, Land Bank meeting. BMK Properties, LLC, has failed to

- Identify a venue in the proposed area for a public meeting; and
- Market the meeting location, date and time, door to door via flyers, with the impacted residents, including Spanish speakers, to present their project

Having a public meeting is important. It gives the impacted residents an opportunity to highlight the shortcomings of the project proposed by BMK Properties, LLC, and the adverse effect of the project on the community.

The shortcomings of the project proposed by BMK Properties, LLC, include:

- The "affordable" units of housing proposed in the project are considerably smaller, and of less quality, than the market rate units.

Exhibit I

- The majority of the "affordable" units proposed in the project are north of Lehigh Ave, while all of the market rate units are south of Lehigh Ave, creating a clear division of poor people on one side, higher income people on the other.
- The cost of construction per square foot articulated in the project is disingenuous. It does not appear to be compatible with other, similar-scale projects. The estimates are much lower than the prevailing market trends. This means, inevitably, that the actual sales price of the units will be significantly higher than advertised.
- 100% AMI units are not affordable for an impacted neighborhood where the average income is less than half of the income for the MSA.

The adverse effects of the project proposed by BMK Properties, LLC, on the availability of affordable housing for a community facing displacement is significant. The area impacted by the project has limited parcels of publicly owned land available to develop affordable housing. Granting publicly owned land to develop market rate housing undercuts the Land Bank's mission and strategic plan. The Land Bank must 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 affordable housing projects forward, and the onward march of the private market into once affordable neighborhoods.

We reiterate our call for the Land Bank to be a strategic catalyst for affordable housing development activity for all of the publicly owned parcels that remain in the rapidly gentrifying area that is the target of the project proposed by BMK Properties, LLC.

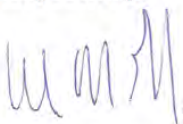
We also ask the Land Bank to work with the community including our robust Community Development Corporations (CDC's) to preserve the publicly owned land in the impacted area for affordable housing.

We restate our request that the Land Bank ensure transparency, language access, and equity in all of the processes related to the disposition of publicly owned land. Accordingly, the failure of BMK Properties, LLC, to ensure a robust public engagement process in this matter should preclude the Land Bank from transferring publicly owned land for a project that will result in the displacement of families that helped to revitalize the neighborhoods impacted by the project.

Thank you for your attention to this matter.

We welcome the opportunity to discuss this matter further with you.

Respectfully,



Will Gonzalez,
Executive Director

CC: Philadelphia City Council
Mayor's Office

Exhibit I

Ceiba



A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

Board of Directors
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia PA 19107

September 11, 2023

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 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

Exhibit I

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.

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"

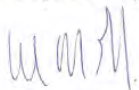
It goes without saying that, today, Zoom should not count as a "Venue in the Proposed Area" for such an important matter. Further, BMK Properties LLC received notice of application approval on April 12, 2023, but did not engage in this weak attempt at public discourse until at least June 7, 2023, well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

2

Exhibit I

From: Meghan Duffy <meghan.duffy@temple.edu>
Sent: Monday, October 9, 2023 12:00 PM
To: Andrea Saah; Maria Q Sanchez
Cc: serelladavis2032@gmail.com; Elijahws5@gmail.com
Subject: RE: No to Developer Conveyance
Attachments: Signatures - 2000 Block of 3rd Street Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear, Ms. Imredy Saah & Councilwoman Quiñones Sánchez,

Our friends' group on the 2000 block of North 3rd Street would like to request that the Philadelphia Land Bank and Philadelphia Housing Development Corporation does not convey lot 2047 N. 3rd Street to a developer. Our friends' group has become more active and have been having events in lots 2045 & 2047. We have future events planned for this fall. We do not think that adding additional housing on the block will benefit our community or believe the developers will manage the property with care. We would like to work with the city to take the lots over to be used by the block and community. Taking over the lot for a developer will cause unwanted hostility.

We are also concerned about the disruption to the block that construction brings such as machinery parked on the block for months and potential damage to our homes from construction. All this at the expense of current residents

Thank you for taking the time to review our letter and concerns. I look forward to talking with you.

Sincerely,

N 3rd Street Friends Group

<u>Neighbor</u>	<u>Address</u>
Moya Gonzalez	2024 N. 3rd St
Sam Rosaio	2026 N. 3rd St
Peter Hadjokas	2027 N. 3rd St
Mildred Rivera	2030 N. 3rd St
Serella Davis	2032 N. 3rd St
Dennis Allen	2032 N. 3rd St
Aimee Thomson	2035 N. 3rd St
Liz Alvarado	2036 N. 3rd St
Amber Brookmire	2039 N. 3rd St
Ubong Emi Udoekwere	2039 N. 3rd St
Cindy Kay Brookmire	2039 N. 3rd St
Meghan Duffy	2041 N. 3rd St
Elijah Lewis	2041 N. 3rd St
Andrei Tutova	2049 N. 3rd St
Lana Tutova	2049 N. 3rd St
Iryna Tutova	2049 N. 3rd St
Karina Krasnaya	2049 N. 3rd St

Exhibit I

2000 BLOCK OF 3RD STREET

BLOCK FRIENDS GROUP

CONTACT

484-798-8512
mduffy@temple.edu

RECIPIENT

Andrea Imredy Saah
Senoir Counsel
Philadelphia Land Bank
1234 Market Street, 16th Fl
Andrea.Saah@phdc.phila.gov

Dear, Ms. Imredy Saah,

Our friends' group on the 2000 block of North 3rd Street would like to request that the Philadelphia Land Bank and Philadelphia Housing Development Corporation does not convey lot 2047 N. 3rd Street to a developer. Our friends' group has become more active and have been having events in lots 2045 & 2047. We have future events planned for this fall.

We do not think that adding additional housing on the block will benefit our community or believe the developers will manage the property with care. We would like to work with the city to take the lots over to be used by the block and community. Taking over the lot for a developer will cause unwanted hostility.

We are also concerned about the disruption to the block that construction brings such as machinery parked on the block for months and potential damage to our homes from construction. All this at the expense of current residents

Thank you for taking the time to review our letter and concerns. I look forward to talking with you.

Sincerely,

N 3rd Street Friends Group

Handwritten list of names:
Dennis Allen
UBONG UDOEKWEE
AMBER BROOKMIRE
Cindy Kay
[unclear]

Handwritten signatures and names:
Mardell [unclear]
[unclear] (Kyk) [unclear]
[unclear] always
Mildred Rivera
Sam [unclear]
Maya [unclear]
Sori & Babo [unclear]
Tutova Inyua

Exhibit I

From: Noemi Rivera <noemirivera@xiente.org>
Sent: Monday, October 9, 2023 12:30 PM
To: Quetycy Lozada
Cc: Andrea Saah; RCO; Patricia Decarlo
Subject: OPPOSAL OF THE 75 LOTS DISPOSITION TO BMK PROPERTIES & THEIR PROPOSED PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

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

SENT ON BEHALF OF PATRICIA DE CARLO, CO-CHAIR OF NSCA'S RCO COMMITTEE

Dear Councilwoman Lozada,

On July 7, 2023, I wrote you a letter on behalf of the NSCA's RCO requesting that you cancel/oppose the disposition currently being proposed by the Landbank to provide 75 lots in the Norris Square neighborhood to BMK Properties/the Riverwards Group for the grand prize of \$1,000.00 per lot. You acknowledged receipt of the letter, but we have heard no further comment from you as to the issues raised on the now infamous 75 lot projects on the West side of Norris Square.

We are sending a second letter requesting that you oppose the project that BMK Properties is proposing to build single family "affordable homes" for families making 100% of median income at \$114,000!!!!!! As you know, that is nowhere near the median income in our neighborhood. Our median income is between \$43,981 (zip code 19122) and \$27,800 (zip code 19133) where most of the lots are located.

The project is offering as an "affordable" alternative nine (9) homes for families with an income of \$68,640.00 and another thirteen (13) homes for families with an income of \$90,550.00!!!! Neither of these "affordable" options are affordable to our families that meet neighborhood median income - which means neighborhood residents won't benefit from the "Affordable Options" being offered.

The neighborhood's median income is LESS than 50% of the CITY'S median income which means the neighborhood WILL NOT benefit from the project at a time when seniors are living in cars, families staying in basements, and other's living out of RVs parked in sidewalks. That is why we cannot afford to approve another use of our tax dollars and public properties to benefit the wealthy and push out low income, working-class long-term residents who have struggled to build a better neighborhood for the past 40 years.

We are tired of being told that these programs will "help" poor neighborhoods only to find out it is actually the reverse The Opportunity Zone - the Federal program that was supposed to help the development of poor neighborhoods helped wealthy investors by forgiving their "Capital Gains Taxes" if they invested in purchasing property in designated poor neighborhoods like Norris Square. Then they "invested" in developing expensive housing and were given a 10-15 year tax abatement. They destroyed our streets, took over all our off-street parking, AND caused a massive rise in OUR real estate taxes- given the "expensive" housing they built. So it

Exhibit I

turns out the Opportunity Zone was an Opportunity for the Wealthy to become WEALTHIER at the expense of gentrifying the neighborhood and driving low income families out of their communities!!!!

Now the Landbank which was supposed to make the acquisition of public land more efficient and affordable in order to develop affordable housing and small commercial developments in low income neighborhoods has turned into the Landbank that refuses to sell adjoining lots to residents who have maintained the same for over 20 years; refuses to allow them to build on or improve/expand their homes; and restricts their use to side yards/gardens. Last, but not least, they sell one lot to them for \$20,000-\$30,000.per lot!!!! There are residents in our neighborhood that have been trying for years to acquire their side yard- backyard for years, to no avail.

Worse yet, as to this project, the city is investing our tax dollars as a subsidy (for buyers who qualify under the income requirements) a second mortgage that forgives payment for each year the buyer lives in the home. On top of that, the project is prioritizing this subsidy for city employees!!!!!! How many kinds of ways does this project make clear that it intends to invade our neighborhood again in a new and spectacular gentrification strategy??

We request that you, our neighborhood's councilperson, assert your authority and refuse to approve this project. Furthermore, we request that from here on forward, lots owned by the Landbank within the Norris Square neighborhood be reserved for projects that are beneficial to our COMMUNITY , housing affordable within the income limits of the residents of our neighborhood including families at 40%-60% of our median income. These projects should include senior housing, multifamily rental at 30% of family income, and homeownership units affordable to our families (turnkey subsidies). In addition, we request that the Landbank provide families who have maintained Landbank/city owned lots as side yards for over 15 years to sell to the neighbors at no more than \$5,000.00 per lots, If the lots are not owned by the Landbank, the Landbank shall acquire these lots and transfer to the families who have maintained these lots for over 20 years.

We are more than willing to meet with you to discuss these issues and help with their implementation. Please respond to this letter as to your actions on the 75-lot project.

Sincerely,
Patricia De Carlo
on behalf of NSCA RCO



Noemi Rivera (She · Her · Hers)

Executive Assistant

**174 Diamond Street
Philadelphia, PA 19122**

P: (215) 426-8734 ext. 3011

M: (215) 390-7349

E: noemirivera@xiente.org

W: www.xiente.org



This e-mail is intended solely for the use of the intended recipient and may contain information that is confidential, proprietary, copyrighted and/or legally privileged. Any unauthorized disclosure, distribution, or use of this information is prohibited

Exhibit I



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 cease from conveying 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: Dr. Tano
 Address: 2329 N. 2nd St.
 Signature: [Signature]

Name: Rose Carter
 Address: 2331 N 2nd St
 Signature: [Signature]

Name: ERIC HERNANDEZ
 Address: 2317 N 2nd St Philadelphia PA 19133
 Signature: [Signature]

Name: Natasha Torres
 Address: 2325 N. 2nd St Phila, PA 19133
 Signature: Natasha Torres

Name: John H. [unclear]
 Address: 1518 N 2nd St
 Signature: [Signature]

Name: _____
 Address: _____
 Signature: _____
 Name: _____
 Address: _____
 Signature: _____

Exhibit I



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: AG Groceries

Address: 162 W. Dauphin St.

Signature: *Angel Barta*

Name: 215 Cecil B. Moore

Address: Phila, PA 19122

Signature: *Mabel Hernandez*

Name: Daisy M Eley

Address: 123 W Susquehanna Ave

Signature: *Daisy M Eley*

Name: Carlos Maldonado

Address: 2122 W. Harrison St

Signature: *CM*

Name: Erica Perez

Address: 402 W Dauphin St
Phila PA 19133

Signature: *Erica Perez*

Name: Diana Garcia

Address: 2321 N. Mascher St

Signature: *Diana Garcia*

Name: 2326 N. Mascher St

Address: Bruce Garcia

Signature: *Bruce Garcia*

David Garcia
603 E. Clement West

David Garcia

Aladino Garcia
3062 N. 10th Street

Aladino Garcia

Exhibit I



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: Nairaliz I. Negrón

Address: 2327 N. Howard St Phila, PA 19133

Signature: *Nairaliz I. Negrón*

Name: Emanuel Santiago

Address: 2404 W Howard St 19133

Signature: *Emanuel Santiago*

Name: Jose A. Garcia

Address: 2327 N Howard St Phila PA 19133

Signature: *José 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: Norma Bongso

Address: 4647 Tampa St

Signature: *Norma Bongso*

Name: Noel Gonzales

Address: 2308 N Lawrence

Signature: *Noel Gonzales*

Exhibit I



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 APOENTE JR
 Address: 2320 N. MASCHER ST, PHILA, PA 19133
 Signature: [Signature]
 Name: Grisell Herrera
 Address: 2300 N. American St. Phila 19133
 Signature: [Signature]
 Name: MARISOL SOTO
 Address: 2331 N MASCHER PHILA PA 19133
 Signature: [Signature]
 Name: ALVARO NEVOS
 Address: 124 Rosealy ST 9120
 Signature: [Signature]
 Name: 2333 N MASCHER ST
 Address: [Signature]
 Signature: [Signature]
 Name: Denise Tard
 Address: 220 N 2 ST
 Signature: [Signature]
 Name: Margaret Tard
 Address: 220 N 2 ST
 Signature: [Signature]

Exhibit I



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: Antonio Bonaparte

Address: 2239 Mascher St

Signature: Antonio Bonaparte

Name: Eliisa Rodriguez

Address: 4503 Tampa St

Signature: Eliisa Rodriguez

Name: Melinda Ortiz

Address: 2239 Mascher St

Signature: Melinda Ortiz

Name: Pablo Sosa

Address: 159 W. Susquehanna Ave.

Signature: Pablo Sosa

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Exhibit I



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 cease from conveying 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: Madeline Pagan
 Address: 2023 N. Leithgow st
 Signature: Madeline Pagan

Name: Wilfred Pérez
 Address: 2023 N. Leithgow st
 Signature: Wilfred Pérez

Name: Mercedes Sanchez
 Address: 206 Diamond st
 Signature: Mercedes Sanchez

Name: Melisa Rina
 Address: 604 W. Huray st
 Signature: Melisa Rina

Name: Grisell Finera
 Address: 2320 N. Mascher St
 Signature: Grisell Finera

Name: Emily A. de Jesu
 Address: 2913 Cardner PA 19145
 Signature: Emily A. de Jesu

Name: Thana sandora
 Address: 4335 North Phila PA 19140
 Signature: Thana sandora

Exhibit I

C16



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 cease from conveying 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: *Leticia Garcia*
Address: *1616 N 7th Phila, PA 19122*

Signature: *Leticia Garcia*
Name: *(consult to Diaz)*
Address: *1336 N. Howard St*

Signature: *consult Diaz*
Name: *Maria L. Cotton*
Address: *1609 N 8th St*

Signature: *Maria L. Cotton*
Name: *Carmelo Cotton*
Address: *3343 Water St*

Signature: *Carmelo Cotton*
Name: *Raquel Morales*
Address: *4528 D St.*

Signature: *Raquel Morales*
Name: *Clara Olasoaga*
Address: *1816 Sigel St.*

Signature: *Clara Olasoaga*
Name: *Pablo Arriaga*
Address: *1816 Sigel*

Signature: *Pablo A.*

Exhibit I



616.1

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 cease from conveying 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: Israel Rosario

Address: _____

Signature: Israel Rosario / 215-254-8324

Name: Fernando Lopez

Address: 1445 P. 2nd St. Philadelphia 215-739-2388

Signature: _____

Name: EFRAIN APONTE JR

Address: 2320 N MASCHER ST

Signature: _____

Name: Gloria Rivera

Address: 2020 Amber St

Signature: _____

Name: Diana Carrasquillo

Address: 2151 N. 2nd St

Signature: _____

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Exhibit J

From: Sloane Folks
Sent: Monday, October 9, 2023 7:21 PM
To: Angel B Rodriguez
Cc: Quetcy Lozada; Jessie Lawrence; Andrea Saah; Mo Rushdy; egarrett@dc33.org
Subject: Land Bank Disposition of Property's to BMK LLC
Attachments: BMK Land Bank Disposition CM Lozada Letter 10.10.2023.pdf

Good Evening:

Attached you will find a letter from Councilmember Quetcy Lozada stating her position on the disposition of 75 City properties from the Land Bank to BMK LLC. Councilmember Lozada would like to reserve the right for herself or a designee to make a statement on the record at tomorrow Land Bank Board of Directors meeting. Thank you for your attention.

- Sloane



Sloane Folks
Commercial/Zoning Services Liaison
Office of Quetcy Lozada | Councilmember, 7th
District

Room 325, City Hall | Philadelphia, PA 19107 | USA
T (215) 686-3446 | [E sls@cityofphila.gov](mailto:sls@cityofphila.gov)

Exhibit J



**CITY OF PHILADELPHIA
CITY COUNCIL**

QUETCY M. LOZADA
ROOM 316, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3448 OR 3449
Fax No. (215) 686-1936

COUNCILMEMBER – 7TH DISTRICT

October 9, 2023

Board of Directors
C/o Angel Rodriguez
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia PA 19107

RE: BMK Property LLC Property Disposition

Dear Board of Directors:

Thank you for the time to address this incredibly polarizing issue. I am writing you regarding the BMK LLC request for the disposition of 75 parcels of land held by the Land Bank. I became aware of the unsolicited request for this disposition by BMK LLC not long after winning a special election to this Office in November 2022.

Since that time, I have spoken directly with BMK LLC in an effort to ascertain both their short and long-term goal for development in the 7th District. I have also reached out to a host of local Community Based Organization, for profit and non-profit developers, PCPC's designated Registered Community Organization and affected residents regarding the housing issues and their impact on the 7th Council District. I am sensitive to and understand the concerns that have been raised by this request which include; gentrification, income based eligibility issues, removal of greenspaces, displacement of residents as a result of market pressures, and equitable development to name a few.

I also have a unique perspective on these housing issues, as someone who was born and nurtured in this community and whose family still resides there. Besides that experience, the insights gained from my day-to-day interactions with constituents of the Norris Square area, has made me acutely aware of the issues that longtime residents face and the scarcity of real housing opportunities for the low-income families in the area. The challenge of wanting to remain in the community in which you raised your family, amid the uncertainty of increasing rents and property taxes, is not the future that we hoped for.

Exhibit J

I understand the City of Philadelphia has worked to create tools to address the housing challenges, one of them being the Turn the Key Program for work force housing in which this request is based. Turn the Key is an income eligible based program. Houses will sell for up to \$280,000 with income qualified buyers being eligible for mortgage “buy-down” assistance funds. One of our concerns is that a considerable number of residents who work for the City may not meet the eligibility requirements due to their salary. We also have concerns regarding locally funded CBO’s and their housing counseling departments being excluded from the process of preparing and directing local residents for this opportunity. Finally, if the pipeline for City employed residents to take advantage of this opportunity is no longer “viable” in the developers view, will the houses remain “workforce housing” or will their purchase option broaden. These are questions that continue to require answers.

I believe there is a place for for-profit development. The workforce housing tool offers the most expedient way to develop housing and while not addressing moderate income housing issues, some housing concerns may be abated. There is also a great need for low-income housing purchase options for Philadelphians. I believe strong communities have always had a stratum of social and economic diversity. The disposing of 75 parcels of City owned property may serve a short-term goal of creating housing opportunities for our workforce but I must ensure, as the peoples representative of the 7th Council District, that my entire constituency has viable housing option and opportunities.

Presently, I support the position of an overwhelming number of residents, and all RCO’s, who do not believe that at this time this project serves the best interest of the majority of 7th Council District residents that are in need, as articulated by numerous groups. Considering that presently the only viable housing options available in the Norris Square area are at rent levels that the average resident cannot afford, coupled with the fact that no new housing project targeted to low-and-moderate-income residents it’s in the works in the foreseeable future, makes the use of the public lots for the BMK project, not appropriate at this particular time.

Respectfully,

A handwritten signature in black ink, appearing to read "Quetcy M. Lozada". The signature is fluid and cursive, with the first name being the most prominent.

Quetcy M. Lozada
Councilmember, 7th District