

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

TUESDAY, SEPTEMBER 10, 2024 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17<sup>TH</sup> FLOOR CONFERENCE ROOM  
AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**[INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE  
FOLLOWING THE AGENDA](#)**

**AGENDA**

- I. Roll Call
- II. Approval of Minutes of the Meeting of August 13, 2024
- III. Policy and Planning Committee Report
- IV. Executive Director's Report
- V. Administrative Matters
  - A. ~~Amendment to Approved Disposition~~ **TABLED**
    1. ~~Amendment to Resolution No. 2021-44 adopted by the Board on September 14, 2021, which approved **Seviva Lofts LLC** to develop **2201 E. Tioga Street** in the Sixth (6<sup>th</sup>) Council District (then the 1<sup>st</sup> Council District) as follows:~~
      - ~~A non-LIHTC affordable residential rental project with 76 units: 7 studios, 54 1-BR units, 15 2-BR units, parking, storage, and common space, 51% of the units would be rented to occupants up to 80% AMI and 49% of the units to would be rented to market rate occupants.~~

The developer is requesting approval for the conversion of the project to a LIHTC affordable rental development that will contain 51 units:

      - ~~A mix of 25 1-BR, 13 2-BR, and 13 3-BR units.~~
      - ~~16 units will be designed for residents with physical disabilities.~~
      - ~~Common amenity spaces will include a lobby, community center and leasing/management office at the ground floor, elevator, computer lab, common laundry, and an outdoor playground for residents.~~
      - ~~Supportive services will be provided on site and there will be 44 onsite parking spaces for residents.~~
      - ~~All units will serve residents at or below 50% of Area Median Income (AMI), with 6 units set aside for those at or below 20% AMI. 31% of units will serve special needs populations: formerly homeless and/or physically disabled households.~~

## **B. Interagency Transfers**

1. The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** for disposition, reuse and/or management by the Philadelphia Housing Development Corporation, specifically for community open space preservation.
  - **1105 N. 41<sup>st</sup> Street** (CD 3) *(property being transferred by the Department of Public Property to PHDC via the Land Bank)*
  - **1218 N. 41<sup>st</sup> Street** (CD 3) *(property being transferred by the Department of Public Property to PHDC via the Land Bank)*

## **VI. Property Dispositions**

### **A. Development – Request for Proposals**

1. The properties below are proposed for disposition to **HOW Affordable Housing LLC** to develop twenty-one (21) affordable homeownership units in the Eighth (8<sup>th</sup>) Council District. Five (5) of the units will be two stories, with a finished partial basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,224 square feet each. Sixteen (16) of the units will be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms averaging approximately 1,110 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
  - **23\*, 24\*, 45\*, 49\*, 51\*, 53\*, 55\*, 57\*, 59, 61\*, 62, 65\*, 67\*, 73\*, 75\*, 77\*, 78\*, 89-91\* and 106\* E. Ashmead Street** (CD 8) *(\*denotes properties being transferred by the City of Philadelphia to the Land Bank)*

### **B. Development – Affordable Housing (unsolicited)**

1. The properties below are proposed for disposition to **Cheesecake Properties LLC** to develop eight (8) single-family homeownership units in the Second (2<sup>nd</sup>) Council District. The units will each be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
  - **1212 S. 17th Street; 1317 and 1511 S. 20th Street; 1904 S. 23rd Street; 1216 S. 31st Street; 1911 Gerritt Street; 1932 and 2044 Titan Street** (CD 2)

2. The properties below are proposed for disposition to **The Prime Corporation of New Jersey, Inc.** to develop ten (10) single-family homeownership units in the Seventh (7th) Council District. The units will each be two stories, with finished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,300 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
  - **2407\*, 2409, 2411, 2413\*, 2415\*, 2439, 2441, 2443, 2445, and 2447 N. 6th Street (CD 7)** (*\*denotes properties being transferred by the City of Philadelphia to the Land Bank*)

**C. Side/Rear Yards**

1. The property below is proposed for conveyance to the following applicants as a side or rear yard. The applicants own and reside in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.
  - **532 W. Dauphin Street (CD 7) – Rufus F. Lovera and Elba I. Lovera**

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

**VIII. Adjournment**

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** **Philadelphia Land Bank September 10, 2024 Board Meeting**  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** August 30, 2024

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The September 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, September 10, 2024, 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 IN-PERSON AT 1234 MARKET STREET IN THE 17<sup>TH</sup> FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

**PLEASE NOTE: To participate in the meeting you must sign in before entering the conference room.** This requirement is necessary to allow us to collect the names of participants as required by law.

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.

**Public Comment BEFORE Board Meeting:**

Email the following information to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, September 9, 2024:

- 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.

*(continued on next page)*

### **Public Comment DURING Board Meeting:**

To submit questions or comments during the Board meeting after public comment on an agenda item is requested by the Board Chair, please raise your hand. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

### **Rules of Conduct:**

- Comments must be related to the specific agenda item in question.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members or other members of the public.

### **Minutes of Board Meeting:**

The draft minutes of a Board meeting will be made publicly available when the Board package for the next Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) with the following information:

- 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.

Land Bank staff will provide a response to the extent possible.