

PHILADELPHIA REDEVELOPMENT AUTHORITY

**1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107**

**BOARD MEETING
WEDNESDAY, AUGUST 12, 2020**

**Executive Session – 3:30 P.M.
Open Session – 4:00 P.M.**

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of July 08, 2020

<u>I.</u>	<u>EXECUTIVE DIRECTOR'S REPORT</u>	<u>PAGE</u>
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<u>III.</u>	<u>DEVELOPMENT</u>	
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(b)	Model Cities Urban Renewal Area Habitat for Humanity Philadelphia, Inc. 1517 N. 33rd Street, 1535 N. 33rd Street, 1601-07 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-3231 W. Oxford Street Selection of Redeveloper	(40)

AGENDA

Board Meeting of August 12, 2020

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- (c) Mantua Urban Renewal Area (56)
Habitat for Humanity Philadelphia, Inc.
805, 809, 815 and 817 N. 40th Street
Selection of Redeveloper

- (d) West Philadelphia Redevelopment Area (73)
Neighborhood Gardens Trust
213, 215-17 N. 33rd Street and
3225-27 Race Street
Selection of Redeveloper

- (e) West Philadelphia Urban Renewal Area (80)
Neighborhood Gardens Trust
4016-18, 4020, 4022, 4024 Powelton Avenue and
46-48 Wiota Street
Selection of Redeveloper

IV. REAL ESTATE

- (a) Department of Public Property (87)
2815 W. Huntingdon Street
Conveyance of Title of City Property

- (b) Department of Public Property (97)
809 N. 40th Street
Conveyance of Title of City Property

- (c) Department of Public Property (107)
4200, 4202 and 4204 Viola Street
Conveyance of Title of City Property

- (d) Department of Public Property (116)
1419 S. Taylor Street and
2553 Kern Street
Conveyance of Title of City Property

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Harmon made the announcement that today's Board meeting is being held electronically via an authorized communication device pursuant to Title 35 of the Pennsylvania Consolidated Statutes, Section 5741 (35 Pa.C.S. §5741), is open to public attendees and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon indicated there were public comments received prior to the meeting. Mr. Harmon further stated that he provided his email address to the public for any issues with submitting questions and/or comments.

*****PLEASE NOTE THAT THERE WAS A QUESTION AND ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, ARE ATTACHED HERETO FOLLOWING THE MINUTES.**

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, July 08, 2020, commencing at 4:03 P.M., pursuant to proper notices being made.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; James Cuorato, Vice Chair; Rob Dubow, Treasurer; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Duane Bumb, Secretary.

The following members of staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Darci Bauer, Robert LaBrum, Roneece Dent, Tracy Pinson-Reviere and Elizabeth Bonaccorso.

Also in attendance: Peilin Chen, City Finance; Jenny Greenberg, Neighborhood Gardens Trust; John Haak, City Planning; Nora Lichtash, Women's Community Revitalization Project; Theresa McCormick; Eboni Taggart; Joshu Harris, Councilman Johnson's Office; Albert Littlepage; Robin Miller; S. L. Moore; Jihad Ali; Adam Motsney; Meeka Outlaw; Nathan Buchbinder; Ebony Starkey; Claudia Sherrod; Rose White; Suku John; Emma Borboor; and Angie Ellison.

ANNOUNCEMENTS

None.



MINUTES

Ms. Fadullon called for a motion to approve the amended minutes of the Board meeting of June 10, 2020.

Upon motion made and duly seconded, the amended minutes of June 10, 2020 were approved.



At this time, Mr. Dubow joined the meeting already in progress.

EXECUTIVE DIRECTOR'S REPORT

Mr. Heller stated that PHDC has programs available to help renters, landlords, and homeowners, during this difficult time. Mr. Heller stated this week PHDC opened a new round of rental assistance. Tenants may be eligible for up to Four Thousand Five Hundred Dollars (\$4,500) over six (6) months. Mr. Heller explained that payments go directly to landlords, and landlords must agree to participate. Mr. Heller stated that tenants can apply online at www.PHLRentAssist.org. Mr. Heller further stated that there are loan programs for landlords with fifteen (15) or fewer rental units. One program is for working capital and another is for property repairs. Finally, Mr. Heller stated that landlords can apply at <http://www.impactservices.org/>.



Ms. Fadullon stated that Item II regarding the East Poplar Playground Renovation will be moved to the end of today's Agenda as the Board is waiting on some information from the Rebuild Program.

Next, Ms. Fadullon stated that she has a conflict and will be recusing herself from Item III(a). Ms. Fadullon further stated that Ms. Buckley will also be recusing herself from Item III(a) as she also has a conflict of interest.

At this time Ms. Fadullon turned the Chair over to Mr. Cuorato.



DEVELOPMENT

Mr. Rodriguez presented "Item III(a) – Selection of Redeveloper, Community Justice Land Trust" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato for the record indicated that Ms. Fadullon and Ms. Buckley have recused themselves.

Mr. Harmon advised the Board members that he received a letter from Adam Motsney dated July 7, 2020, which will ultimately be attached to the Minutes of this meeting. Mr. Motsney's correspondence identified several concerns with regards to this project. Mr. Harmon stated that the first concern was that a portion of the lots were currently used as a garden; however, due to the impact of COVID-19, the residents were unable to maintain the garden and it is currently is overgrown. The next concern raised by Mr. Motsney was that this particular area in Point Breeze is a food desert and that a garden, as well as greenspace, is needed for the community. The next concern raised by Mr. Motsney was whether the greenspace that is being included for tenants will also be made available for neighboring residents. Other concerns raised by Mr. Motsney related to the selection process, the construction commencement date and the nature and extent of community involvement with new members of this neighborhood.

Mr. Rodriguez informed the members of the Board that Ms. Lichtash from Women's Community Revitalization Project ("WCRP") is present as well as Mr. Harris from Councilman Johnson's Office.

Mr. Cuorato asked Ms. Lichtash to respond to Mr. Motsney's concerns relating to the proposed project.

First, Ms. Lichtash responded that residents in the surrounding community will be able to use the greenspace. Ms. Lichtash further stated that WCRP met with 365 residents and 40 residents came to the Zoning Board hearing. Ms. Lichtash stated this project will be owned by Community Justice Land Trust and provide a minimum of 99 years of affordable housing. Therefore, Ms. Lichtash responded yes to the affordability question. There will be 33 home and 11 efficiency units. Next, Ms. Lichtash replied that the construction date would commence sometime in either September or October, 2020. Finally, Ms. Lichtash stated that residents within this community will be able to apply and submit an application for housing to WCRP. There will be criminal and background checks done as well.

Mr. Cuorato acknowledged and invited Mr. Motsney to address the Board of Directors. Mr. Motsney stated that he lives on S. Taylor Street and became a resident in 2018, although he only recently heard about this project. Mr. Motsney indicated that the parcel located at 1426-30 S. Taylor Street has been converted into a community garden because of lack of fruits and vegetables available to residents of this area. Mr. Motsney expressed concern about the potential loss of this community garden.

Mr. Cuorato responded that the members of the Board have read Mr. Motsney's correspondence. Mr. Cuorato thanked Mr. Motsney for his time and thanked Ms. Lichtash for responding. Mr. Cuorato further stated the Board is fully aware of Mr. Motsney's concerns.

Mr. Motsney requested more time to submit an independent proposal for a shared garden.

Mr. Heller stated that Mr. Harris from Councilman's Johnson's office would like to address the Board with regards to this project.

Mr. Cuorato acknowledged and invited Mr. Harris to address the Board. Mr. Harris stated that he is speaking on behalf of Councilman Johnson and appreciates Mr. Motsney's concern with regards to the crisis of fruits and vegetables in this neighborhood. Mr. Harris stated that he is present today to reaffirm support for this project as it is unique and valuable to the residents in the Point Breeze neighborhood and will offer affordable housing for residents with low incomes and will stabilize and provide needed affordable housing in this community.

Mr. Harris stated that there have been significant housing problems within this neighborhood and that WCRP has had substantial community engagement with community residents. Mr. Harris further pointed out that Councilman Johnson is committed to community gardens. Councilman Johnson's staff will work with Mr. Motsney to find greenspace/community garden for the neighborhood. Mr. Heller asked if Mr. Harris could provide the public with his contact information. Mr. Harris stated that he can be reached at (215) 686-3412 or by email at: joshu.harris@phila.gov.

At this time, Mr. Cuorato acknowledged and invited Mr. Ali to address the Board. Mr. Ali stated that he is in agreement with Councilman Johnson's position that Point Breeze needs affordable housing. Mr. Ali requested confirmation as to the MBE/WBE goals. Ms. Lichtash replied and stated that WCRP has historically met or exceeded MBE/WBE goals. The goals for this project are MBE 25% and WBE 10%. Mr. Heller further stated that these percentages are equal to the City's overall combined procurement goal.

Mr. Cuorato acknowledged and invited Ms. Allison to address the Board. Ms. Allison informed the Board that she attended previous community meetings held by WCRP with regards to this project. Ms. Allison became involved and volunteered on behalf of WCRP to advise neighborhood residents of the intentions of WCRP relative to the project. Ms. Allison stated that there is very limited affordable housing in this area. Ms. Allison indicated that rents in South Philadelphia are extremely high because of the current market conditions. Ms. Allison stated this project will ensure affordable housing options for current residents in this neighborhood. Community residents will be able to apply for these homes. Ms. Allison further agreed with Mr. Motsney regarding the lack of fresh fruits and vegetables in this area.

Mr. Cuorato acknowledged and invited Mr. Littlepage to address the Board. Mr. Littlepage advised the Board members that he is president of the Point Breeze Coalition and has been working with Ms. Lichtash and WCRP representatives regarding this project and has assisted with community involvement. Mr. Littlepage also stated that there is a food crisis in this area of the City but that affordable housing should be a priority and that his organization prefers affordable housing because

of the significant need. Mr. Littlepage pointed out that Dickson House at 21st and Tasker has a community garden where people grow vegetables.

Mr. Cuorato acknowledged and invited Mr. Buchbinder to address the Board. Mr. Buchbinder stated that he is a resident on the 1400 Block of Taylor Street. Mr. Buchbinder pointed out to the members of the Board that there are residents that are new to this area within the last two (2) years that have not been approached by WCRP about the project. Mr. Buchbinder asked how the community can be involved going forward.

Ms. Lichtash stated that WCRP worked with the registered community organization, South Philly Homes, in 2019 to involve the community. Ms. Lichtash apologized to the newer residents that they were uninvolved or not involved in the process. Finally, Mr. Buchbinder stated that some residents were just informed less than two (2) weeks ago and not given enough response time.

Mr. Cuorato acknowledged and invited Ms. Outlaw to address the Board. Ms. Outlaw stated that many homes in the neighborhood are rental properties and many residents are moving out due to increased rents. Ms. Outlaw stated unfortunately a person needs to make over \$100,000 a year just to live in South Philadelphia. Ms. Outlaw stated that it was a problem that newer neighbors were not made aware of this project; however, WCRP did work with other residents in the Point Breeze community as well as the Grays Ferry community. Mr. Cuorato thanked Ms. Outlaw for her comments.

Mr. Cuorato acknowledged and invited Ms. McCormick to address the Board. Ms. McCormick stated that she has been a resident in this neighborhood for 63 years. Ms. McCormick stated that she approached Ms. Lichtash to see if WCRP could help the Point Breeze neighborhood and provide affordable housing as it is a desperate need in the community. Ms. McCormick asked the Board to approve this project.

Mr. Cuorato again acknowledged and recognized Mr. Harris and invited him to speak. Mr. Harris described the community engagement process performed relative to this project. First, WCRP went door to door in the neighborhood and then it went before City Council which approved the land transfer. Mr. Harris stated that there were public meetings and a Zoning Board meeting. This process has been underway for the last couple of years. Mr. Harris further stated that Councilman Johnson is in full support and believes affordable housing is an incredibly important use of land.

Mr. Cuorato acknowledged and recognized Ms. Starkey and invited her to speak. Ms. Starkey stated that she is a resident on the 1400 Block of Taylor Street and moved there earlier this year. Ms. Starkey stated that there needs to be an open line of communication between neighbors and representatives from WCRP.

Mr. Cuorato again acknowledged and recognized Mr. Mottsney and invited him to speak. Mr. Mottsney stated that he supports affordable housing; however, he has a petition which is signed by numerous residents that are not in support of this project. The neighbors want the lot to remain a garden space for residents to use to grow vegetables. Mr. Mottsney stated there is still some confusion as to whether local residents will be able to use the common space that WCRP is planning. Mr. Cuorato responded that he believes Ms. Lichtash and her staff have worked

continuously with the residents. Mr. Cuorato further stated that he believes WCRP would not turn its back on the community or ignore feedback from current residents in the area.

At this time, Mr. Cuorato thanked everyone who attended the meeting as well as those who provided their concerns with regards to this project.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2020-36

RESOLUTION SELECTING COMMUNITY JUSTICE LAND TRUST AS REDEVELOPER OF 1308-14 S. CAPITOL STREET, 1318 S. CAPITOL STREET, 1336-44 CAPITOL STREET, 2025-29 REED STREET, 2031 REED STREET, 2033-35 REED STREET, 2038 REED STREET, 1400 S. TAYLOR STREET, 1402 S. TAYLOR STREET, 1410 S. TAYLOR STREET, 1413 S. TAYLOR STREET, 1415 S. TAYLOR STREET, 1419 S. TAYLOR STREET, 1421 S. TAYLOR STREET, 1426 S. TAYLOR STREET, 1428 S. TAYLOR STREET, 1430 S. TAYLOR STREET, 1440 S. TAYLOR STREET AND 2024 WHARTON STREET, LOCATED IN THE POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Community Justice Land Trust ("Redeveloper") is hereby selected as redeveloper of 1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street (collectively, the "Properties"), located in the Point Breeze Redevelopment Area, Point Breeze Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal disposition price of Nineteen Dollars (\$19.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the Properties in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT RESOLVED, This approval is contingent on the Philadelphia City Planning Commission's approval for the conformity of the project in accordance with the Point Breeze Redevelopment Area Plan.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Mr. Cuorato, Mr. Bumb and Mr. Dubow.

Two (2) abstentions: Ms. Fadullon and Ms. Buckley.



At this time, Ms. Fadullon resumed the meeting as Chair.

Mr. Rodriguez presented "Item III(b) - Selection of Redeveloper, Engine House 29 LLC" in substance with attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board that an additional one (1) page appraisal summary will be added to this package. Mr. Harmon stated that he received no questions prior to the Board meeting regarding this Board item.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2020-37

RESOLUTION SELECTING SALIMA CUNNINGHAM AS REDEVELOPER OF 1728 N. 51ST STREET LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Salima Cunningham ("Redeveloper") is hereby selected as redeveloper of 1728 N. 51st Street located in the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Twenty Thousand Dollars (\$20,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Ms. Fadullon Mr. Cuorato, Mr. Bumb, Ms. Buckley and Mr. Dubow.



Ms. Dent presented "Item III (c) – Selection of Redeveloper, Neighborhood Gardens Trust" in substance consistent with the attached Fact Sheet hereto.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2020-38

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 3212-24 RIDGE AVENUE, 3226-34 RIDGE AVENUE, 2201 NATRONA STREET AND 3201-03 SUSQUEHANNA AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust ("Redeveloper") is hereby selected as redeveloper of 3212-24 Ridge Avenue, 3226-34 Ridge Avenue, 2201 Natrona Street and 3201-03 Susquehanna Avenue (collectively, the "Properties"), located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seven Dollars (\$7.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the Properties in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Cuorato, Ms. Duque-Buckley, Mr. Bumb and Mr. Dubow.



HOUSING FINANCE

Ms. Bauer presented "Item IV – Sale and Assumption of Loan for Mt. Sinai Apartments" in substance consistent with the attached Fact Sheet hereto.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2020-39

RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE SALE OF 430 REED STREET AND THE ASSUMPTION OF EXISTING DEBT HELD BY THE AUTHORITY

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has previously provided financing in the aggregate amount Two Million Four Hundred Seventy-Eight Thousand Dollars (\$2,478,000) ("Authority Loan") to Mt. Sinai Associates L.P. ("Borrower") to create thirty-seven (37) low income housing tax credit affordable units ("Project"); and

WHEREAS, the Project is located at 430 Reed Street ("Property") and was sponsored by The Michaels Organization ("MO"); and

WHEREAS, the Authority is the holder of a note payable by the Borrower which is secured by a mortgage on the Property ("Authority Mortgage"); and

WHEREAS, the 15-year low income housing tax credit compliance period has ended, and MO has requested the Authority's consent to the sale of the Project to and assumption of the Authority Loan by 430 Reed LLC ("Buyer"); and

WHEREAS, the Borrower has entered into an Agreement of Sale with the Buyer for a purchase price of Eight Hundred Thousand Dollars (\$800,000); and

WHEREAS, the Borrower will pay a portion of sales proceeds to the Authority in the amount of Two Hundred Twenty Thousand Dollars (\$220,000) as a partial payment of the Authority Loan; and

WHEREAS, the balance of the Authority Loan in the amount of Two Million Two Hundred and Fifty-Eight Thousand Dollars (\$2,258,000) ("Assumed Debt") will be assumed by the Buyer; and

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to take the following actions:

- Permit the transfer of the Property to the Buyer
- Permit the assumption by the Buyer of Assumed Debt

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Cuorato, Ms. Duque-Buckley, Mr. Bumb and Mr. Dubow.



ADMINISTRATIVE

Mr. LaBrum presented "Item II – Approval of Construction Contract with Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board that there are some corrections to this Board Fact Sheet. First, Mr. Harmon stated that the fact sheet said project costs would be paid for with City capital funds; however, the project is being funded with Rebuild bond funds. Second, Mr. Harmon stated that the selected contractor was not the lowest bid; however, the recommended contractor was competitive in pricing and had higher minority participation goals.

Mr. LaBrum stated the panel reviewed all six (6) proposals that were submitted. Mr. LaBrum stated that Kevin Moore Construction & Brewerytown Construction LLC was not the lowest bid; however, the panel took into account pricing along with Economic Opportunity Plan ("EOP") ranges. Therefore, the panel selected Kevin Moore Construction and Brewerytown Construction LLC based on competitive pricing and because of its high minority participation goals, 62.7% MBE and 17% WBE.

Mr. Harmon stated that he received a question prior to the Board meeting with regards to this project. The question was to identify the individual or corporate owners of Kevin Moore d/b/a Kevin Moore Construction. Mr. Harmon further stated that Kevin Moore is the sole proprietor of Kevin Moore Construction.

Ms. Fadullon acknowledged and recognized Mr. Ali and invited him to speak. Mr. Ali raised a concern with regards to the Fact Sheet and pointed out that it only addressed specifics of Kevin Moore Construction. Mr. Ali asked who the members of Brewerytown Construction LLC are. Mr. LaBrum responded that Rashaan Hall was a partner; however, he would reach out to see if there are any additional partners of Brewerytown Construction LLC. Mr. Ali stated that this information is crucial and there should be a level playing field.

Ms. Fadullon asked what the bidding process outreach was. Mr. LaBrum replied an email blast was sent out by PHDC and this project was posted on the Rebuild website. Ms. Fadullon asked if staff is coordinating with Rebuild as well. Mr. LaBrum replied yes.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2020-40

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY, TO ENTER INTO A CONSTRUCTION CONTRACT WITH KEVIN MOORE D/B/A KEVIN MOORE CONSTRUCTION AND BREWERYTOWN CONSTRUCTION LLC FOR THE EAST POPLAR PLAYGROUND RENOVATION PROJECT LOCATED AT 820 N. EIGHTH STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the East Poplar Playground Renovation project at 820 N. 8th Street (the "Project").

WHEREAS, Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction LLC (collectively, the "Contractor") submitted their response to the RFP, outlining their extensive experience.

WHEREAS, Contractor's proposal was selected by the Project review team.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Contract, as agent for the City, with Contractor for the Project, with a maximum compensation not to exceed One Million Four Hundred Seventy-Five Thousand Six Hundred Fifty Dollars (\$1,475,650) (total Base Bid plus 10% Contingency).

FURTHER RESOLVING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution and Construction Contract necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Cuorato, Ms. Duque-Buckley, Mr. Bumb and Mr. Dubow.



OLD BUSINESS

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon acknowledged Mr. Ali and invited him to speak. Mr. Ali stated he had two (2) questions pertaining to June's Board meeting. Mr. Ali asked (i) for additional information about the Frankford Avenue developer, and (ii) if the Philadelphia Accelerator Fund was up and running. Mr. Heller responded and stated that the Philadelphia Accelerator Fund held its first Board meeting in June. Mr. Heller further stated that the Philadelphia Accelerator Fund is a non-profit organization.

Mr. Ali asked who the board members are. Mr. Heller replied that there are five (5) public members and eight (8) non-public members. Mr. Heller further stated that the public members are comprised of a representative from each of the following City agencies: Department of Planning & Development, PHDC, PIDC, the Commerce Department, and City Council President's Office.

Mr. Ali asked why there was no follow-up information provided to the general public about this fund. Mr. Heller responded that the Philadelphia Accelerator Fund entity was created as an independent non-profit organization; however, it is currently being staffed by employees at PHDC until it gets fully up and running. Mr. Heller stated that staff is currently working on a website and other marketing products. However, Mr. Heller stated the program is not fully up and running.

Mr. Ali stated and stressed to the members of the Board the lack of transparency and accountability by the Authority. Mr. Ali stated that he recalls the Philadelphia Accelerator Fund was not established to be managed by PHDC. Mr. Ali further asked who the Board members are as well as the private members and requested that this information be provided to the general public.



NEW BUSINESS

Ms. Fadullon inquired if there was any new business for the Board. No new business was presented to the Board.

Next, Mr. Harmon stated that today's minutes will contain any questions received prior to the Board meeting as well as any questions that were submitted during today's meeting.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 5:28P.M.

SECRETARY TO THE BOARD

**[PUBLIC ATTENDANCE LIST AND TRANSCRIPT OF QUESTIONS AND
RESPONSES THERETO, IF ANY, ARE ATTACHED ON FOLLOWING PAGE]**

July 7, 2020

Ms. Anne Fadullon, Chair
Philadelphia Redevelopment Authority Board
1234 Market St., 17th Floor
Philadelphia, PA 19107

Dear Board of Directors,

I am writing in regards to Philadelphia Redevelopment Authority's proposal to convey three parcels located at 1426-1430 S. Taylor Street in Point Breeze to an applicant who is proposing to use these parcels to develop affordable rental units. The proposal is marked as Agenda Item III (a) (Selection of Redeveloper) for the Board Meeting scheduled on July 8, 2020. However, I note that when you go to page 4, Item III(a), the agenda entry appears to be incorrect and references a Resolution 2020-31 concerning Frankford Ave. Similarly, I searched through prior agendas and was unable to find the subject proposal for Point Breeze as a matter before the Board. The only information available is the Fact Sheet for the July meeting, which describes the proposed conveyance of 33,769 sq. ft. for a nominal fee of just \$19. I raise this because if there is additional information and history to this proposal that the public is not able to access, that can substantially impact our ability to meaningfully address the situation before the Board.

I am a current resident on the 1400 block of S. Taylor Street and I submit this letter, along with accompanying comments and questions, for your consideration on behalf of myself and tens of community members. I have taken the initiative of going door-to-door to survey our community members and to activate them around this proposal, which would drastically affect our block. We respectfully urge you to give due consideration to the current usage of a portion of the parcels involved in the proposal, which usage has been entirely community-driven and stands to greatly benefit our resident neighbors. Specifically, the lots located at 1426-1430 S. Taylor Street currently house a community vegetable garden developed decades ago as a project of Philadelphia Green, a community self-help program sponsored by the Pennsylvania Horticultural Society. Community members living on the block used and maintained the garden until the early 2000s. Since that time, the community garden has not been used to its fullest potential, largely due to a small aging population and lack of upkeep, though community members have certainly continued to clean and maintain the garden over the years, using it to host events such as Easter egg hunts and birthday parties. In 2020, the garden became overgrown and unusable due to the COVID-19 pandemic, which required tenants to stay indoors and limited the growing community's ability to mobilize planned efforts to clean and beautify the garden.

Prior to the scheduled Board Meeting, a full proposal will be presented by the community to protect, restore and preserve the community vegetable garden, an uncommon gem in the city that has the power and potential to continue to unite our growing neighborhood residents with longstanding community members and to provide desperately needed outdoor and garden space in an urban area. Critically, the Point Breeze section of Philadelphia is notoriously a food desert, which leaves lower-income residents with little to no reasonable options to get fresh produce without having to take public transportation or else have access to a car. The deleterious health impacts of living in an urban food desert have been well-documented, and predominately result in malnutrition and obesity. Indeed, one longtime resident living in lower income housing on the block who wishes to remain anonymous described the current difficulties she endures in accessing quality produce and "would love to see a

garden where I am able to get fresh fruits and vegetables.” Another component of our proposal will include the possible addition of a mural on the wall at the back of the garden that could honor a historic member of the community and/or include an impactful message of unity.

While we can appreciate the value of affordable rental units in our neighborhood, none of the features nor community “benefits” of the development, as outlined in the Fact Sheet, will be available to the entirety of our neighborhood (i.e., not living within the new development). That is, I do not think it likely that other residents will be able to use the community and green spaces described therein if they do not actually live in the new units. The real picture, then, is this: a commercial developer will be acquiring a whopping 33,000 sq. ft. of vacant land for only \$19; this will take away green spaces currently available to and used by current community members; this will also likely drive-up property values, which bodes differently depending on a person’s socio-economic status and could put long-time, lower-income neighbors into a precarious situation as they get priced out; the developer will surely make massive profits from this project; current community members will be stripped of much needed public space and will have construction built in its place that will be inaccessible to them. In short, this proposal will line the pockets of developers, while further marginalizing current members and stripping them of much needed green space.

I understand that the plans for the lots making up the garden will benefit people in need and I support that unwaveringly. As a pediatric research pharmacist at CHOP, I truly understand compassion and the importance of overall well-being. At the same time, there are residents in need already living on this block and they would benefit greatly from a community garden. From speaking with my neighbors, I honestly got the sense that a revamped garden would not only improve the quality of life of an elderly population but also unite the community as a whole, something much needed in our neighborhood.

A number of members of the community will be unable to attend the remote public meeting on short notice but voluntarily signed a petition to protect and restore the community vegetable garden. The community fully realizes that this project will require a significant amount of support and ongoing commitment to achieve this common goal.

I am readily available to answer any questions you have regarding our proposal when it is presented and reviewed. Thank you in advance for your time and consideration.

Sincerely,

Adam Motsney
ajmotsney@gmail.com
(570) 205-1840
1431 S. Taylor St.

Additional questions:

- What demographic will qualify for affordable rental units and what is the selection process?
- When is construction expected to begin and end?
- Will current neighbors who will not live in the new development be able to access and enjoy the community and green spaces described in the proposal?

- How does the proposal intend to not shut out/disadvantage current residents, many of whom are lower-income?

From: jihad.jihadali.com
To: [Ryan Harmon](#)
Subject: Public Comment PRA Board Meeting July 8, 2020
Date: Tuesday, July 7, 2020 12:55:07 PM

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Hello Counsel,

Please see my questions for Public Comment

I have previously raised questions regarding the process and would like to go on record indicating that the upcoming meeting notification was not received to my attention though requested. These projects affect all residents of Philadelphia. I had difficulty signing up for the minutes of last month's meeting. I would again like to raise questions about Project 2020-31 – 2451-53 Frankford Avenue.

Under Administrative II, could you please clarify the construction company members for the 820 N 8th Street project. It appears that 2 separate companies are coming together. Please identify as required. The same for Community Land Trust identified in IIIa.

Another concern pertaining to old business is the issue over the establishment of the Accelerated Fund – 2020-25. Has the organizational structure been finalized and has the membership been selected or identified? I would like an update on this.

Best,

Jihad Ali

From: jihad.jihadali.com
To: [Ryan Harmon](#)
Subject: Re: Public Comment PRA Board Meeting July 8, 2020
Date: Tuesday, July 7, 2020 9:50:42 PM
Attachments: [July-8-2020-PRA-Board-Agenda.pdf](#)

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Hello Counsel,

In my rush to submit my questions for the Public Comment before the deadline today, I realize I did not clearly state what I was requesting. I am referencing the meeting minutes on Volume 65- pages 55 & 56 of the June 10th Board meeting minutes attached to the July 8th agenda. The Board held Resolution 2020-31, 2451-53 Frankford Ave, and the Board Chairperson directed the Developer to have a community meeting. The meeting I am referencing in my email. Also, I attended the May 13th PRA meeting and had asked questions about the above matter. There is a meeting to be scheduled, and with no notice provided to people like me that had questions about this parcel at the May 13th Board meeting is frustrating. I want to receive notification of the meeting that is to be held by the Developer. How would I know of this meeting with the Developer had it not been mentioned in the meeting minutes?

Additionally, I have also had the following questions.

Under Administrative II, could you please clarify the construction company Joint partner participants members for the 820 N 8th Street project. It appears that two separate companies are coming together in a Joint Venture. Please identify the companies and its members.

The disclosure information of the principles and members is requested for the Community Land Trust Project identified in III(a).

About old business is the issue over the establishment of the Accelerated Fund – 2020-25. Has the organizational structure been finalized, and has the membership been selected or identified? I am requesting an update of the Accelerated Fund.

Best,

Jihad Ali

From: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Sent: Tuesday, July 7, 2020 8:10 PM
To: jihad@jihadali.com <jihad@jihadali.com>
Subject: RE: Public Comment PRA Board Meeting July 8, 2020

Mr. Ali – I will be submitting your questions and they will be addressed at tomorrow’s meeting. As far as meeting minutes go, they are currently accessible on the website (they do not get posted until the Agenda for the next month is posted). I would suggest you access the website any time after the Friday before the applicable Board meeting to access and review the minutes from the previous month and the current month’s Board packages – I cannot email them to individual members of the public as they are publicly posted. The Memorandum that is posted on the website each month explains all of this and identifies where documents can be found.

We will see you tomorrow!

Please let me know if you need anything else.

Many thanks,

Ryan

Ryan D. Harmon, Esq.
Philadelphia Housing Development Corporation
Philadelphia Redevelopment Authority
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

PLEASE NOTE THAT MY TELEPHONE NUMBER, FAX NUMBER AND E-MAIL ADDRESS HAVE CHANGED AS FOLLOWS:

Telephone: (215) 448-3081
Facsimile: (215) 448-3196
Email: ryan.harmon@phdc.phila.gov

This electronic mail transmission and the documents accompanying it contain information which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named in this transmission. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

From: jihad@jihadali.com <jihad@jihadali.com>
Sent: Tuesday, July 7, 2020 12:55 PM

To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>

Subject: Public Comment PRA Board Meeting July 8, 2020

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

Hello Counsel,

Please see my questions for Public Comment

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Best,

Jihad Ali

PRA Board Meeting Attendance for July 08, 2020			
Attended	First Name	Last Name	Email
Yes	Jenny	Greenberg	jgreenberg@pennhort.org
Yes	John	Haak	John.haak@phila.gov
Yes	Nora	WCRP	nlichtash@wcrpphila.org
Yes	Theressa	McCormick	thepinnwheelgroup@gmail.com
Yes	Roneece		roneece.dent@phdc.phila.gov
Yes	Eboni	Taggart	etaggart@wcrpphila.org
Yes	Eboni	Taggart	etaggart@wcrpphila.org
Yes	Joshu	Harris	joshu.harris@phila.gov
Yes	Joshu	Harris	joshu.harris@phila.gov
Yes	Joshu	Harris	joshu.harris@phila.gov
Yes	Albert	Littlepage	apage1801@aol.com
Yes	Robin	Miller, Social Entrepreneur	nyparealtor@gmail.com
Yes	s.l.	moore	palmer19123@gmail.com
Yes	s.l.	moore	palmer19123@gmail.com
Yes	Tracy.Pinson-Reviere		tracy.pinson-reviere@phdc.phila.gov
No	Jane	Whitehouse	shadwellps@cs.com
Yes	Jihad	Ali	jihad@jihadali.com
Yes	Adam	Motsney	ajmotsney@gmail.com
Yes	meeka	outlaw	outlawmeeka@hotmail.com
Yes	Nathan	Buchbinder	nathan@proscia.com
Yes	aw		awfromhh4@gmail.com
Yes	Robert	LaBrum	robert.labrum@phdc.phila.gov
Yes	Ebony	Starkey	ebonystarkey1@gmail.com
Yes	Claudia	Sherrod	clsherrod1444@gmail.com
Yes	Darci		darci.bauer@phdc.phila.gov
Yes	Rose	White (she/her)	RWhite@WCRPPhila.org
Yes	Suku	John	sukujj@yahoo.com
Yes	Emma	Boorboor	eboorboor@wcrpphila.org
Yes	Angie		angelita.ellison@gmail.com
	12675817490		
	Call-In User_1		



BOARD FACTSHEET
 Meeting of July 8, 2020
 Approval of Construction Contract
 Kevin Moore d/b/a Kevin Moore Construction and Brewerytown
 Construction LLC
 East Poplar Playground Renovation

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction LLC (collectively, the "Contractor") for the East Poplar Playground Renovation project (the "Project"), located at 820 N. 8th Street. This project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of existing paving, play equipment, safety surfacing, fencing and landscaping, and the construction of a new play area and seating area, including play equipment, safety-surface, paving, plumbing, furnishings, landscaping and fencing.

SELECTION PROCESS:

On April 17, 2020, the Authority advertised a Request for Proposals ("RFP") for the project. The Authority received six (6) proposals from qualified contractors. Contractor's proposal was selected by the Project review team as the Contractor's proposal was competitive in pricing and had higher minority participation goals than other proposals.

Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction, LLC

5925 Nassau Road
 Philadelphia, PA 19151
 Total Base Bid: \$1,341,500
 EOP: 62.7% MBE; 17.0% WBE

BACKGROUND/FINANCING:

The Project will be funded with Rebuild bond funds as outlined in the executed Subgrant Agreement between the Authority and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority for Rebuild projects.

Proposed Resolution and supporting Project information are attached (site map and photographs).

Prepared by: Robert LaBrum
 Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of July 8, 2020

Selection of Redeveloper

1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street

NAME OF DEVELOPER/APPLICANT: Community Justice Land Trust

Nature of Transaction: Selection of Community Justice Land Trust ("Redeveloper") as redeveloper proposing to develop thirty-three (33) affordable rental units. The Mamie Nichols Townhomes development will be comprised of fourteen (14) 2- and 3-story buildings, including single family townhomes, duplexes, and four-plex style units. The development will consist of ten (10) efficiency units, one (1) 1-bedroom unit (these efficiencies and the one bedroom are targeted to veterans with special needs), ten (10) 2-bedroom units, and twelve (12) 3-bedroom units (targeted to families). The development will also include a 1,202 net square foot community space with room for community gatherings, a private supportive services space/office, and an area reserved for property management. Shared spaces also include green space and 2 off-street parking spaces. Nine (9) units will be fully accessible while two (2) additional units will be equipped for the audio-visually impaired. Each unit has its own separate entrance, washer and dryer and central air conditioning. The 2 and 3-bedroom units are designed to meet the needs of families with children while the efficiencies and 1-bedroom unit will be designed for special needs veterans. The development will meet Philadelphia Housing Finance Authority's (PHFA) green building criteria, Enterprise Green Communities standards, Energy Star 3.0, and Zero Energy Ready criteria. Units are available to households at or below 60% Average Median Income ("AMI").

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the Point Breeze Redevelopment Area Plan. The Planning Commission's meeting is scheduled for July 21, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Legal Entity/Other Partners (if applicable): Women's Community Revitalization Project ("WCRP")

Mailing Address: 100 W. Oxford Street, Suite E-2300, Philadelphia PA
19122

PROPERTY INFORMATION: 1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street (collectively, the "Properties")

Description: 33,769 SF, vacant lots **Zoning:** RSA-5/CMX-2

Use: Residential

Disposition Price: Nominal (\$19.00)

The City of Philadelphia's Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting affordable rental units for low-income families at or below 60% AMI.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan ranges have been set at MBE – 25%, WBE –10%.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez



BOARD FACTSHEET
 Meeting of July 8, 2020
 Selection of Redeveloper
 1728 N. 51st Street

NAME OF DEVELOPER/APPLICANT: Salima Cunningham

Nature of Transaction: Selection of Salima Cunningham ("Redeveloper") as redeveloper proposing to develop this parcel into a side yard.

Legal Entity/Other Partners (if applicable): N/A

Mailing Address: 5104-06 Parkside Avenue, Philadelphia, PA 19131

PROPERTY INFORMATION: 1728 N. 51st Street (the "Property")

Description: 1,198 SF, vacant lot **Zoning:** RSA-5 **Use:** Side yard

Disposition Price: Twenty Thousand (\$20,000.00)

The Property qualifies under the City's Land Disposition Policy as a side yard. The transfer of the Property will include a Purchase Money Mortgage in the amount of the disposition price with a term of thirty (30) years.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total Project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan requirement will not apply in this transaction as the total development costs are under One Hundred Thousand Dollars (\$100,000).

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of July 8, 2020
 Selection of Redeveloper
 Neighborhood Gardens Trust

NAME OF DEVELOPER/APPLICANT: Neighborhood Gardens Trust

Nature of Transaction: Selection of Neighborhood Gardens Trust ("Redeveloper") as redeveloper proposing an open space community garden.

Legal Entity/Other Partners (if applicable): Neighborhood Gardens Trust

Mailing Address: 100 North 20th Street, Suite 500, Philadelphia, PA19103

PROPERTY INFORMATION: 3212-24 Ridge Avenue, 3226-34 Ridge Avenue, 2201 Natrona Street, and 3201-03 Susquehanna Avenue (collectively, the "Property")

Description: 29,239 sq. ft., open space

Zoning: RM-1

Use: Open Space/community garden

Disposition Value: Seven Dollars (\$7.00)

Redeveloper is proposing a community garden/open space and plans to grow 40,000 seedlings annually that will be distributed to community gardens throughout the City of Philadelphia (the "City") as part of the Pennsylvania Horticultural Society. Restrictions and covenants will be including with this conveyance.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez, Director Land Bank, Philadelphia Redevelopment Authority

**BOARD FACTSHEET**

Meeting of July 8, 2020
Sale and Assumption of Loan
430 Reed Street

TRANSACTION SUMMARY

The Philadelphia Redevelopment Authority ("Authority") seeks Board consent to the sale of the Mt. Sinai Apartments and the assumption of existing debt provided by the Authority.

BACKGROUND

In 1999, the Authority provided a loan of One Million Six Hundred Seventy-Eight Thousand Dollars (\$1,678,000) (the "Initial Loan") to Mt. Sinai Associates, L.P. ("Borrower"), to create thirty-seven (37) units of rental housing for low-income elderly residents (the "Project") located at 430 Reed Street (the "Property"). The Project was sponsored by The Michaels Organization ("MO").

In 2003, the Project incurred additional cost to complete the rehabilitation and the Authority increased the amount of its indebtedness to an aggregate amount of Two Million Four Hundred Seventy-Eight Thousand Dollars (\$2,478,000) (the "Second Loan"). The Initial Loan and the Second Loan are referred to herein, together, as the "Authority Loan."

The Authority Loan is secured by a first mortgage on the Property ("Authority Mortgage") and evidenced by a note, as amended, with the Borrower. The Authority Loan bears no interest and no payments are due for the first thirty (30) years. Beginning on the thirty-first (31st) anniversary of the Authority Loan closing, payments are due in equal annual installments in such amounts as will fully amortize the Authority Loan by the fortieth (40th) anniversary of the Authority Loan closing.

The fifteen (15) year low income housing tax credit compliance period has ended, and MO has requested the Authority's consent to sell the Project to 430 Reed LLC ("Buyer") an entity formed to purchase the Property whose primary principal is Jesse Fuchs-Simon. The sale price of the Property will be Eight Hundred Thousand Dollars (\$800,000), and MO will pay the amount of Two Hundred Twenty Thousand Dollars (\$220,000) to reduce the Authority Loan. The balance of sales proceeds will be used for transaction costs and to reimburse MO for accrued expenses incurred for operations of the Project. The Buyer will assume the balance of the Authority Loan in the amount of Two Million Two Hundred Fifty-Eight Thousand Dollars (\$2,258,000) ("Assumed Debt"). MO will continue as property manager of the Project.

Jesse Fuchs- Simon is the principal of Skylight Real Estate and Development ("Skylight") a full-service real estate development company that specializes in multi-family residential and mixed-use projects in Philadelphia. Since its inception in 2012, Skylight has completed multiple development projects in Philadelphia. A few examples are:

- Constructed a 20,000 SF mixed-use project with apartments, office space and on-site parking in the East Passyunk neighborhood of South Philadelphia
- Converted an 11,000 SF former paint factory into residential lofts in the Newbold neighborhood of South Philadelphia
- Currently building a 24,000 SF multi-family project in West Philadelphia.

Nature of Request

The Board is requested to authorize the following actions:

- Permit the transfer of the Property to the Buyer
- Permit the assumption by the Buyer of the Assumed Debt

The proposed resolution is attached



BOARD FACTSHEET

Meeting of August 12, 2020

Conveyance of Title of City Properties through Philadelphia
Redevelopment Authority to Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority ("PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "City") to the Philadelphia Land Bank.

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 1st Councilmanic District Office.

PROPERTY INFORMATION: The City properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Land Bank without consideration through the PRA, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3).

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

EXHIBIT "A"1st Councilmanic District Properties

PUB	2544 S 05th St	Vacant Lot	WHITMAN	RSA-5
PUB	624 Cantrell St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	426 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	538 Dudley St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	424 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	625 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	1739 S 05th St	Vacant Lot	SOUTH PHILADELPHIA	RM-1
PUB	602 Winton St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	314 Emily St	Vacant Lot	PENNSPORT	RSA-5
PUB	2062 E William St	Vacant Lot	AUBURN	RSA-5
PUB	2154 E Birch St	Vacant Lot	AUBURN	RSA-5
PUB	2857 Amber St	Vacant Lot	AUBURN	RSA-5
PUB	2051 E Rush St	Vacant Lot	AUBURN	RSA-5
PUB	2306 Collins S t	Vacant Lot	FISHTOWN	RSA-5
PUB	1920 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1935 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1929 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1943 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1844 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2505 Emerald St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2653 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2643 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2641 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2639 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	3413 Kensington Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	2040 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2058 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2050 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2158 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	3133 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2153 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2060 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2281 E Ontario St	Vacant Lot	KENSINGTON	ICMX
PUB	2052 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2151 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2142 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2066 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2855 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2148 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2068 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2161 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2172 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2159 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2115 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2042 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2054 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2134 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2120 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2133 E William St	Existing Gard	KENSINGTON	RSA-5

PUB	2038 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2056 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2077 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	3086 Frankford Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	3743 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2160 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2055 E Rush St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2135 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2037 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2878 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2047 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2045 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2154 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2201 E Tioga St	Vacant Lot	KENSINGTON	ICMX
PUB	1842 E Schiller St	Vacant Lot	KENSINGTON	RSA-5
PUB	2106 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	3741 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2774 Martha St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	1836 E Schiller St	Vacant Lot	KENSINGTON	RSA-5

RESOLUTION NO.

RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA AND CONVEYANCE OF THESE PROPERTIES TO THE PHILADELPHIA LAND BANK

WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City; and

WHEREAS, the City's Commissioner of Public Property has recommended that the surplus property attached as Exhibit "A" be made available for disposition through the Philadelphia Land Bank in accordance with provisions of Section 16-400 of the Philadelphia Code; and

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City to create a land bank in accordance with the Land Bank Act; and

WHEREAS, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

WHEREAS, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

WHEREAS, the properties identified on Exhibit "A" to this Resolution which are owned by the City qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

WHEREAS, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

EXHIBIT "A"1st Councilmanic District Properties

PUB	2544 S 05th St	Vacant Lot	WHITMAN	RSA-5
PUB	624 Cantrell St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	426 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	538 Dudley St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	424 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	625 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	1739 S 05th St	Vacant Lot	SOUTH PHILADELPHIA	RM-1
PUB	602 Winton St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	314 Emily St	Vacant Lot	PENNSPORT	RSA-5
PUB	2062 E William St	Vacant Lot	AUBURN	RSA-5
PUB	2154 E Birch St	Vacant Lot	AUBURN	RSA-5
PUB	2857 Amber St	Vacant Lot	AUBURN	RSA-5
PUB	2051 E Rush St	Vacant Lot	AUBURN	RSA-5
PUB	2306 Collins St	Vacant Lot	FISHTOWN	RSA-5
PUB	1920 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1935 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1929 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1943 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1844 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2505 Emerald St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2653 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2643 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2641 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2639 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	3413 Kensington Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	2040 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2058 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2050 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2158 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	3133 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2153 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2060 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2281 E Ontario St	Vacant Lot	KENSINGTON	ICMX
PUB	2052 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2151 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2142 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2066 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2855 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2148 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2068 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2161 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2172 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2159 E Stella St	Vacant Lot	KENSINGTON	RSA-5

PUB	2157 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2115 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2042 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2054 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2134 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2120 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2133 E William St	Existing Gard	KENSINGTON	RSA-5
PUB	2038 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2056 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2077 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	3086 Frankford Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	3743 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2160 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2055 E Rush St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2135 E William St	Vacant Lot	KENSINGTON	RSA-5
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BOARD FACTSHEET

Meeting of August 12, 2020

Revision to the Percent for Art Program Policy and Authorization to Transfer Management and Control of Percent for Art Program to Philadelphia Housing Development Corporation

The Board is asked to consider a Resolution that would (i) adopt revisions to the Percent for Art Program Policy (the "Policy"), and (ii) authorize the transfer of management and control of the Percent for Art Program to the Philadelphia Housing Development Corporation ("PHDC").

In 1959, the Philadelphia Redevelopment Authority (the "Authority") created the nation's first Percent for Art Program (the "Program"), requiring redevelopers who build on land purchased from or assembled by the Authority to dedicate one percent (1.00%) of their construction costs to commissioning original site-specific fine art (the "Percent for Art Contribution"). Philadelphia's reputation as a city filled with public art is well-deserved and the Authority led the way with the Program that has commissioned iconic works of art, such as Claes Oldenburg's *Clothespin* and Dennis Oppenheim's *Wave Forms*.

Revision to Program Policy

In 2020, Authority staff, along with the Public Art Committee, engaged in a reexamination of the Program and the Policy. Extensive revisions to the Policy are proposed to clarify the language of the Policy and the rights, duties and obligations thereunder. Specifically, the proposed revisions include, but are not limited to, the clarification of the purpose of the Program and various modifications to the obligations/responsibilities of developers, required documentation, educational programming requirements, Public Art Committee appointments and terms and the role of consultants.

A copy of the proposed revised Policy is attached hereto.

Authorization to Transfer Management and Control of Program to PHDC

The Board is also asked to authorize the transfer the management and control of the Program to PHDC. In an effort create the most cost-effective and efficient operation of the Program, the Authority seeks to transfer management and control of the Program to PHDC. PHDC has agreed, subject to PHDC Board approval and subject to the Authority's approval of this resolution, to assume the management and control of the Program as soon as authorized. Provided the Authority Board authorizes such transfer, PHDC staff intend to introduce a Board package authorizing PHDC to assume the management and control of the Program at an upcoming PHDC Board meeting.

There are no liabilities or debt obligations held by the Authority relative to its management and control of the Program.

Proposed Resolution and revised Percent for Art Program Policy are attached.

Prepared by: Ryan Harmon
Reviewed by: Gregory Heller

RESOLUTION NO.

PERCENT FOR ART PROGRAM – RESOLUTION AUTHORIZING THE AMENDMENT TO THE PROGRAM POLICY AND AUTHORIZING THE TRANSFER OF MANAGEMENT AND CONTROL OF THE PERCENT FOR ART PROGRAM TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

WHEREAS, the Redevelopment Authority of the City of Philadelphia approved expanded Policies and Procedures for the operation of its Percent for Art Program (the "Program") by Resolution No. 12,382, adopted on April 18, 1984; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a second amendment to the Percent for Art Program Policy, by Resolution No. 13,022, adopted on October 8, 1986; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a third amendment to the Percent for Art Program Policy, by Resolution No. 13,146, adopted on May 12, 1987; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fourth amendment to the Percent for Art Program Policy, by Resolution No. 19,044, adopted on August 10, 2010; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fifth amendment to the Percent for Art Program Policy, by Resolution No. 2015-79, adopted on August 12, 2015; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fifth amendment to the Percent for Art Program Policy, by Resolution No. 2016-105, adopted on October 20, 2016; and

WHEREAS, the Redevelopment Authority and the Public Art Committee established pursuant to the Program now desire authority to (i) adopt further revisions to the Percent for Art Program Policy, and (ii) authorize the transfer of management and control of the Percent for Art Program to the Philadelphia Housing Development Corporation ("PHDC"), all as specifically set forth in the Fact Sheet attached hereto.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that the attached Percent for Art Program Policy, dated August 12, 2020, is hereby adopted and made effective immediately.

FURTHER AUTHORIZING, that, subject to approval by the Board of Directors of the Philadelphia Housing Development Corporation ("PHDC"), management and control of the Program shall be transferred to PHDC.

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**THE PERCENT FOR ART PROGRAM
POLICY**

August 12, 2020

THE PERCENT FOR ART PROGRAM POLICY

_____, 2020

Revised Amendment Approved by the Board of the Redevelopment Authority on October 8, 1986, Resolution No. 13,022

Revised Amendment Approved by the Board of the Redevelopment Authority on May 12, 1987, Resolution No. 13,146

Revised Amendment Approved by the Board of the Redevelopment Authority on August 10, 2010, Resolution No. 19,044

Revised Amendment Approved by the Board of the Redevelopment Authority on August 12, 2015, Resolution No. 2015-79

Revised Amendment Approved by the Board of the Redevelopment Authority on October 20, 2016, Resolution No. 2016-105

Revised Amendment Approved by the Board of the Redevelopment Authority on _____, 2020, Resolution No. 2020-____

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THE PERCENT FOR ART PROGRAM

The City of Philadelphia (the "**City**") was the first city in the United States to adopt programs for acquiring and commissioning works of contemporary public art for new development. The Philadelphia Redevelopment Authority (the "**Authority**") pioneered the Percent for Art Program (the "**Program**") in March 1959, becoming the *first program in the United States* to make the commissioning of public art an integral part of any publicly funded development. The City of Philadelphia followed in December of 1959 with its own Percent for Art Ordinance, an obligation for public capital projects distinct from the Authority's program. In the first half century since the inception of the Authority's Program, over three hundred and fifty works of public art have been installed in all areas of the city. The stewards of the Program seek to further the pioneering spirit of the Program by supporting new and interesting applications for public art that reflect the diversity of the city. The stewards of the Program are committed to equitable processes of engagement and artist selection that encourage the full participation of our community.

The Program encourages developers to preserve and enhance this important collection of public art, and to create work that engages the public and challenges them to think about their surroundings in new and exciting ways. To this end, the Authority created the following Program Policies and Procedures to guide developers through the public art selection process.

THE PERCENT FOR ART PROGRAM POLICY

THE PHILADELPHIA REDEVELOPMENT AUTHORITY PUBLIC ART COMMITTEE

The Board of Directors of the Authority ("**Authority Board**") appoints a standing Public Art Committee (hereinafter referred to as the "**Committee**"). Individuals sensitive to and knowledgeable about issues of public art and the urban renewal process shall thus be invited to serve on the Committee. The Committee shall consist of twelve (12) members and shall be comprised of the following:

- Authority Board Appointments (2) (One member of the Authority Board and one discretionary appointment)
- Artists (2)
- Arts Professionals (Art historian, Art Administrator, Collector, Curator, Museum Director, etc.) (4)
- Registered Architect (1)
- Registered Landscape Architect (1)
- Certified Urban Planner (1)
- Building trade professional (construction manager, developer, engineer, etc.)(1)

All Committee members must be residents of the City. The appointments to the Committee shall be made by the Authority Board upon the recommendation of the Executive Director and the Program staff ("**Program Staff**"). The Chair of the Authority Board shall appoint the Chairperson of the Committee. Authority Board members shall serve on the Committee concurrent with his/her Authority Board appointment. Other members shall serve for terms of three (3) years. The members may continue to serve until their replacements have been formally appointed to the Committee. A majority of the members shall constitute a quorum at any meeting; and a quorum shall be necessary to conduct a meeting. The Committee shall convene at least once a month at a regularly scheduled meeting and shall hold additional meetings, at such other times, as is deemed necessary by the Program Staff.

Role of the Committee

The Committee is responsible for the review of all public arts proposals at the various stages of design and shall make appropriate recommendations to the Program Staff and Authority Board. The Committee shall also be responsible for the prior review and approval of artists, consultants and all others involved in the art selection process. The Committee shall guide the developer and architect with the formulation of the art selection process, concepts and

proposals. The Committee shall further provide site analysis and shall determine appropriate medium and scale for the art project. The Committee shall also be responsible for the on-going review of the Program Policy. The Program Staff shall initiate, guide and monitor the art selection process from inception to completion.

The Committee should ensure that the proposed work of art meets the highest artistic standards and is compatible with its specific site and general environment. Members of the Committee shall not participate in any proposal before the Committee in which they have a financial or other interest, either direct or indirect, and must immediately disclose any conflict of interest.

I. THE PERCENT FOR ART PROGRAM POLICY AND PROCEDURES

A. The Percent for Art Requirement

The Percent for Art obligation ("**Obligation**") is included in the applicable Redevelopment/Development Agreements.

Under the Obligation selected developer is required to dedicate an amount equal to not less than one percent (1%) of the total construction cost budget for work(s) of fine art ("**Contribution**"). The Obligation shall apply to all projects with a construction budget of \$100,000 or more. Developments with construction costs between \$100,000 and \$1,000,000 are required to contribute their Program Contribution to the Fund for Art and Civic Engagement (the "**Fund**") (Part II, Section B). For developments with construction costs that exceed \$1,000,000, the Contribution is to be expended by the developer in accordance with this Policy or contributed to the Fund at settlement. If at any time subsequent to settlement the developer wishes to contribute the unspent portion of their Contribution with the Fund, they may do so upon obtaining written consent from the Authority.

The only projects that are exempt from the Obligation are (i) affordable housing construction projects serving households at or below 120% of Area Median Income ("**AMI**") and that have an income restriction through a declaration of restrictive covenants or other similar instrument, (ii) the construction of one (1) single family residence, unless the construction budget is \$1,000,000 or more, (iii) side yards, and (iv) community gardens. If a project includes a mix of income-restricted affordable housing and market-rate housing or other uses, then the construction cost of the prorated square footage of the market-rate portion shall be used to calculate the amount of the Obligation.

For projects where the Obligations are applicable, an "Ownership and Maintenance Memorandum of Understanding" may be required to be executed by the developer simultaneously with any Redevelopment/Development Agreement wherein, among other things, (i) developer shall acknowledge that developer is obligated to comply with the Policy and Program, and (ii) any additional project specific requirements shall be set forth. Such "Ownership and Maintenance Memorandum of Understanding" shall be recorded along with the Redevelopment/Development Agreement prior to the recordation of any deed transferring title to the project property, and shall run with the title on the property in perpetuity, or until such time that the Committee issues its express consent for it to be sold, relocated, altered, disposed, or withdrawn. If the Committee formally de-accessions, permits the relocation or sale of a protected Artwork then this Memorandum of Understanding may be satisfied and removed from title. **Please note**, an "Ownership and Maintenance Memorandum of Understanding" may not be required for all projects – the Program requirements/obligations set forth in this Policy are still applicable and

enforceable in all respects in the absence of any such "Ownership and Maintenance Memorandum of Understanding."

B. The Total Construction Cost Budget

The developer is required to expend an amount equal to at least one percent (1%) of the total construction cost budget for work(s) of public art. The total construction cost shall be based on total "hard costs" being borne by the developer, including sitework, general conditions, and fit-out. Costs that are not part of the developer's scope may be excluded. Developer must submit, and Program Staff must approve, a Construction Cost Estimate form ("**Estimate Form**") (See Appendix B).

After construction is complete, the developer is to submit a notarized Affidavit of Redeveloper's Construction Costs ("**Affidavit**") (See Appendix A). The purpose of the Affidavit is to certify that the construction costs shown in the Estimate Form were met or exceeded. If construction costs came in below what was shown on the Estimate Form, there shall be no change to the Obligation. If construction costs exceeded what was shown on the Estimate Form, then one percent of any additional construction costs are to be contributed by the developer to the Fund.

C. Administrative Fee and Costs

Five percent (5%) of the Contribution for each project shall be paid to the Authority at settlement as an Administrative Fee.

The Authority is to receive 5% of payments to the Fund. Such monies shall be deposited by the Authority into an administrative fund to be used solely for administrative costs/fees related to the Program including, but not limited to, payment of staff time related to the Program.

In the event the administrative costs/fees related to the Program exceed the amounts received through Administrative Fees, the Authority is authorized cover/pay those additional costs/fees with proceeds from the Fund.

D. The Aesthetic Standards

The proposed artist(s) under consideration for a Program commission must be a practicing professional artist(s) who is acceptable to the Committee. A practicing professional artist is one who is generally considered by critics and peers as a professional of serious intent with recognized ability and a body of good-quality past projects. No artist under consideration for a Program commission may have a familial relationship to the developer or have financial interest in the development project.

E. Educational Programming

The Program is committed to ensuring that all works of public art are successfully integrated into the development and surrounding community. To that end, the

Program requires that art projects with budgets that exceed \$50,000 dedicate five percent (5%) of the art contribution to project-specific educational programming.

Educational programming is to be conceived of by the project's artist and implemented by the artist or acceptable organization. The educational programming requirement is an opportunity for the artist to actively engage with the public. The goal for the educational programming is meaningful interventions that invite members of the community to participate in the Program—with a focus on engaging a diverse constituency. By fostering community engagement, the Program may enhance neighborhood vitality, support community empowerment, build community capacity, further a community's awareness of public art, etc.

When submitting a final proposal for a Program project, the artist must consider possible educational programs to ensure that community engagement is properly integrated into concept and budget of a Program project. Consideration of educational programming at conception of Program project proposals is a crucial step in supporting cohesion between the artist, developer and community. When appropriate, the artist may build partnerships with interested community members and groups to support the execution of educational programming with the surrounding community.

The educational programming is to take place at or near the Program project site. Alternative locations may be considered by the Committee but must be relevant to the Program project and beneficial to the surrounding community. Educational programming is to be offered free of charge and is to be publicized throughout the community with the assistance of the developer.

II. FULFILLING THE PERCENT FOR ART REQUIREMENT

The Program Obligation must be completed in a timely manner. It is critical that the art selection process starts at the very beginning of the development process in order to allow for the greatest opportunities for integrating the artwork into the development. The developer must attend one or more scheduled meetings with the Committee. The developer must receive the express consent from the Committee for the Program project before engaging any artist or expending any funds on expenses associated with the Program project.

A. Commission an Original Public Art Project

A developer may fulfill its Program obligation by commissioning one or more works of permanent or time-limited artwork that is visual, sculptural, performative, auditory, conceptual, or experimental. The artwork must bear a substantial relationship to the physical, spatial, social, civic, or cultural environment of the development site.

All Program projects must be created and developed by professional artists. Developers may either work directly with an artist or with an experienced creative partner, such as an art consultant, curator or non-profit arts organization. In the case that the developer works with a third party, see additional information below relating to Consultants.

The Program Staff and the Committee are available to advise a developer at all stages of the Program project. Any Program project must be procured through an open and competitive process, and any call for artists, request for proposals ("RFP") or request for qualifications ("RFQ") should be issued by the Authority and not by the developer. Program staff and the Committee will work with developers to determine the most appropriate process.

B. Contribute to the Fund for Art and Civic Engagement

The Authority maintains the Fund which is used periodically to organize and sponsor original works of public art. As detailed above, developers with construction budgets of less than \$1,000,000 are required to contribute to the Fund. Developers of projects with larger construction budgets may also elect to contribute all or a portion of the Contribution to the Fund at settlement. If a Program project is commissioned by the developer and the costs of such Program project are less than the required Contribution, the balance of the Contribution shall be contributed to the Fund at settlement. If at any time subsequent to settlement the developer wishes to contribute the unspent portion of their Contribution with the Fund, they may do so upon obtaining written consent from the Authority. This one percent (1%) contribution to the Fund shall fulfill the developer's Program requirement.

The Fund exists solely for the purpose of commissioning original works of art that further the Program's mission of commissioning innovative and thoughtful works of art that inspire people to consider their surroundings in new ways and for the payment of administrative costs related thereto. Program projects commissioned through the Fund must be complete, original works of public art, and be selected via an open RFQ or RFP process. The Program Staff and Committee will develop, and present to the Executive Director for approval, project-specific guidelines related to each disbursement from the Fund.

C. The Role of The Consultant

The developer may engage a third party to assist them with the Obligation, including an arts organization, curator, or other independent consultant. If any portion of the Contribution is intended to be used to pay for such consultant, the developer may only engage such consultant with the express written consent of the Program Staff. To obtain consent from Program Staff, the Developer must provide for approval of Program Staff (i) the scope of work of such consultant, (ii) the relevant experience of such consultant, (iii) an explanation as to why such consultant is necessary for the successful completion of the Obligation, (iv) an itemized project budget showing the proposed percentage of the contribution going toward any consultant fee, and (v)

assurance that, after sufficient investigation, the developer is not aware of any actual, potential, or appearance of conflict of interest in the selection of such consultant. The consultant must maintain a conflict-free commitment to the ethical standards, goals and best interests of the Authority, the Program and the developer.

D. The Project Proposal

Before the developer may expend any amount of the Contribution, the developer must submit to Program staff a Program project proposal (the "**Proposal**") that includes a description of the Program project, and a breakout of all proposed expenses and fees (including fees to the artist(s), consultant(s), materials/supplies, and educational programming). Program Staff must provide written authorization to proceed after reviewing the Proposal with the Committee.

E. The Certification of the Project

Upon satisfactory installation and approval of the Program project, the developer shall submit to the Program Staff a signed and notarized copy of the Affidavit of Redeveloper's Construction Costs (Appendix B) and a Project Expense Report of all actual project costs. The correct and accurate submission of these documents may be required for the developer to obtain a Certificate of Completion or other final approvals on their development project.

F. Special Policies

1. Multiple Building Development

In multiple building developments there need not be a one-to-one ratio between buildings and works of art. The Authority encourages the developer to "pool" funds with the Authority, thus enabling the commissioning of more significant art projects.

2. Historic Buildings

Developers of existing historic buildings which are in a National Register or Philadelphia Register Historic District may petition the Committee for approval to apply the public art contribution towards architectural preservation and/or restoration. This can be accomplished through the preservation and/or restoration of significant decorative architectural features or details. The proposed concept must be reviewed and approved by the Committee and the work itself must be executed by an approved fine artist or conservator.

3. Advertising and Corporate Art

The Program Policy will not permit artwork which will function or be perceived as an institutional, corporate or commercial symbol or logo.

III. THE MAINTENANCE, CONSERVATION AND PRESERVATION OF THE WORK OF ART

A. An Introduction to an Owner's Responsibility Toward Percent for Art Projects

The acquisition and commission of permanent works of public art, realized under the Program, entails a commitment on the part of the developer or owner to preserve, protect and permanently display the work of art in its original condition and at its original location as at the time of installation. Works of permanent public art shall remain permanently in place, intact, and shall be, for all purposes, a part of the real estate. The routine maintenance, conservation and preservation of said work shall be the responsibility of the developer or owner. Developers and subsequent property owners are to maintain, conserve and preserve the work of art in its originally intended condition for perpetuity, or until such time that the Committee issues its express consent for it to be sold, relocated, altered, disposed, or withdrawn.

The original conceptual intent of the artist, in creating the work of art, must be respected and maintained in all matters relating to the sale, relocation, alteration or disposal of the work of art. The projected sale, relocation, alteration, disposal, withdrawal (even temporarily), must be presented to the Committee for review and approval. Failure to maintain the work or display it publicly in its original location means that the developer/owner is not in compliance with the terms of the Authority's Redevelopment/Development Agreement.

B. Special Maintenance Instructions

The artist and/or the Authority may have special maintenance obligations relating to the care and conservation of specific pieces of artwork. These obligations shall be included in the "Ownership and Maintenance Memorandum of Understanding" and, as stated above, shall run with the title on the property in perpetuity, or until such time that the Committee issues its express consent for it to be sold, relocated, altered, disposed, or withdrawn.

The developer/owner and their respective successors or assigns will be required to adhere to the following Program "Policies and Procedures," as they relate to "The Sale, Relocation, Alteration, Disposal or Withdrawal of Existing Works of Public Art" and "The Maintenance, Conservation and Preservation of the Work of Art."

C. The Sale, Relocation, Alteration, Disposal or Withdrawal of Existing Works of Public Art

The projected sale, relocation, alteration, disposal or withdrawal (even temporarily) of a work of public art protected under this Policy shall not be considered unless the appropriate conditions no longer prevail for its optimum display. The projected disposition of a work of art shall be given consideration only after a very careful and thorough process of review and evaluation has been made by the Committee. The Committee shall not entertain the projected disposition of a work of art to satisfy changing taste and style. A specific set of guidelines have been established to ensure

that all requests to sell, relocate, alter, dispose of, or withdraw (even temporarily) a work of art are given only the most careful consideration.

Should, at any time, a work of art be relocated, altered or removed without the express written approval of the Program Staff and Committee, obtained through the process outlined below, the developer/owner will be required to either return the work to its original location, repair the work to the satisfaction of the Committee, or refund to the artist or their estate the appraised value of the piece at the time of its disposal. If the artist is no longer living or no estate has assumed responsibility for the artist's works, the funds are to be made payable to the Fund. All expenses incurred by sale, relocation, alteration, disposal or withdrawal efforts are to be paid by the developer/owner and submitted to the Program Staff for approval.

1. Criteria for the Initiation of a Request

The Program has established the following review for the initiation of a request to sell, relocate, alter, dispose of, or withdraw (even temporarily) an existing work of art. The work of art:

- Represents a clear danger to the safety of the public.
- Has been found to possess faulty characteristics of design, material and/or craftsmanship.
- Requires unreasonable maintenance and/or conservation.
- Has been badly vandalized or damaged and the repair of such a work of art is neither reasonable nor feasible.
- Is located within a site which has significantly changed in use, character and/or design and the relationship of the work of art to the site is no longer possible, suitable or valid.

2. Relocation of a Work of Art

The relocation of a work of art from the site for which it was originally commissioned, purchased or donated, shall only be considered when the appropriate conditions no longer prevail for its optimum display. The Committee will determine if the request meets one of the criteria set forth in, "Criteria for Request." The Committee shall require one, or a combination, of the following methods:

- All costs relating to the relocation of the work of art shall be assumed by the petitioning party.
- The work of art shall be given professional conservation before its relocation, if deemed necessary by the Committee. All construction costs involved in re-siting the work of art shall be assumed by the petitioning party.
- In the event that the City or Authority reaches an agreement with the petitioning party wherein the work of art is to be dedicated to the City or Authority, and all required approvals for such dedication are obtained by the petitioning party, the petitioning party shall also establish a fund which shall be deposited with the City or Authority, as applicable, to be used for the future maintenance and conservation of the work of art. The amount of any such

fund shall be determined by the City based on estimates provided by approved conservators.

- In addition to the above-listed requirements, the petitioning party may also be required to provide replacement art satisfactory to the Committee with all costs assumed by the petitioning party. If replacement art is found to be inappropriate, then the petitioning party shall be required to donate an appropriate sum to the Fund as agreed to by the Committee.

3. Alteration of a Work of Art

The alteration of a work of art is not permitted. The original intent of the artist in creating and siting the work of art shall be respected at all times.

If the artist is alive and can be contacted, the petitioning party shall consult with him/her to discuss the proposal to alter the work. This should be accomplished before submitting a formal request for such alteration to the Committee. If the artist is available, then a written recommendation shall be submitted by the artist to the Committee. In some instances, the Committee may request that the artist be present at the review.

If the existing site where the work of art is located, or is integral to, is to be altered or destroyed, the work of art shall be removed and relocated to another appropriate site. If this cannot be accomplished without affecting the integrity of the work of art, then the Committee shall appoint a panel of arts experts, or a special consultant, to evaluate the matter and make recommendations. When a minor alteration to the work of art is required, the same procedure outlined above shall also be followed.

4. Sale of a Work of Art

The projected permanent removal of a work of art from display for the purpose of sale shall be given consideration only if the Committee determines that it is not feasible or possible to relocate the work of art to another suitable public location. However, if the Committee does grant approval to the sale of a work of art, such sale shall be accomplished through one of the following methods and shall be subject to the prior approval of the Committee:

- The artist or the artist's estate shall be given the right of first refusal if possible. The sale price shall be based upon the current appraised value of the work of art, or upon a contractual requirement between the developer and artist made at the time of acquisition.
- The work of art shall be publicly advertised for sale at the current appraised value. The sale may be accomplished through direct sale, public auction or gallery resale.
- The work of art shall be advertised for sale at the current appraised value through invited direct competitive bids.

The developer/owner shall be required, if the Committee deems it appropriate, to acquire a replacement work of art for the site. The replacement work of art shall be

equal in value to the proceeds realized by the sale, after transaction-related expenses have been deducted. The acquisition of the replacement work of art shall be guided by the current Program Policy.

If there is an unauthorized sale of a Program work of art by the developer/owner and the Committee, the developer/owner shall be required to deposit the proceeds realized by the sale into the Fund. The proceeds shall be used for the acquisition of new works of art.

5. The Withdrawal and/or Disposal of a Work of Art

The projected permanent withdrawal and/or disposal of a work of art shall be considered by the Committee only if one or more of the items exist which are set forth in "Criteria for the Initiation of a Request," Part III, Section A,1. The petitioning party must present proof to the Committee that the work of art cannot be relocated to an appropriate site (preferred approach) or sold. If approval is given to withdraw and/or dispose of the work permanently, the artist shall be given the first opportunity to acquire the work of art. If the artist refuses the work of art, the work will be offered as a gift to a public non-profit institution or will be stored, if feasible, for disposition at a future time. All costs incurred shall be the responsibility of the petitioning party.

The projected temporary withdrawal of a work of art for conservation or restoration purposes shall also be reviewed by the Committee and shall be subject in part to the request set forth in the "Method of Request" Item 6.

6. The Method of Request

The petitioning party shall present a formal written request to the Program Staff and the Authority, which shall include the following information:

- The reason for the request to sell, dispose, relocate, alter or remove (even temporarily) a work of art.
- An estimate of the current value of the work of art, which shall include a written appraisal by a professional recognized expert. The Committee reserves the right to request additional professional appraisals. All costs shall be assumed by the petitioning party.
- An evaluation of the current condition of the work of art, which shall be prepared by a recognized professional conservator. All costs shall be assumed by the petitioning party.
- Substantiation of proper notice to the artist conveying the intent of the petitioning party. The artist response shall be taken into consideration in the final decision, if the Committee deems it possible.
- The Program Staff shall prepare a full written report for presentation to the Committee. The report shall include: the history of the acquisition, the original intent of all concerned parties and all other pertinent information. The necessary visual information shall also be presented.
- A written opinion of the Authority's Legal Department concerning the request,

when deemed appropriate.

IV. AMENDMENTS TO THE POLICY

The Authority has the discretion to amend this Policy from time to time. All amendments shall be discussed with the Committee. A notice of any amendment to the Policy shall be publicly posted on the Authority's website for at least 30 days. For those projects that have an executed "Ownership and Maintenance Memorandum of Understanding," any subsequent amendment to this Policy will not be applicable and will not amend or modify the terms of such "Ownership and Maintenance Memorandum of Understanding."

V. PERCENT FOR ART POLICY APPENDIX:

APPENDIX A

TOTAL CONSTRUCTION COST BUDGET

The developer is required to expend an amount equal to one-percent of the total construction budget for work(s) of public art. The total construction cost budget shall be based on the following and shall be submitted to the Program Staff:

- a) Total construction budget for general, structural, mechanical and all related interior improvements to the development.
- b) The cost of all on-site improvements.

AFFIDAVIT OF DEVELOPER'S CONSTRUCTION COSTS

I HEREBY DECLARE AND AFFIRM that I am of the _____
(title) and duly authorized representative of _____
(firm name), whose address is _____

I hereby certify as follows:

- 1) The construction cost of the redevelopment of _____

Located at _____
_____ was as set forth in the Project budget, a copy of which is attached hereto and made a part hereof as Exhibit A.
- 2) The total cost of the Public Art project or contribution is _____.
- 3) The total sum of construction costs related directly to Public Art, as is set forth in "Total Construction Cost Budget," was _____.
Proof of payment of construction costs related to Public Art is attached hereto and made a part hereof as Exhibit B.
- 4) If the Public Art requirement is met with a contribution, the Redeveloper's check should be made payable to the "Philadelphia Redevelopment Authority / Fund for Art and Civic Engagement" and sent with accompanying information as described above to Percent for Art Program Staff, Philadelphia Redevelopment Authority, 1234 Market Street, 16th floor, Philadelphia, Pennsylvania, 19107.

I do solemnly declare and affirm that the contents of the foregoing document are true and correct, and that I am authorized, on behalf of the above firm, to make this affidavit.

_____ (Affiant)

_____ (Date)

On this _____ day of _____, 2016, before me,

The undersigned officer, personally appeared _____,

Known to me to be the person described in the foregoing Affidavit and acknowledged that he / she executed the same in the capacity therein state and for the purposes therein contained.

In witness thereof, I hereunto set my hand and official seal.

_____ (Notary Public)

My Commission expires: _____

APPENDIX B

CONSTRUCTION COST ESTIMATING FORM

The following form may be used by the Redeveloper for estimating the construction costs that count toward the Percent for Art requirement.

Division #	Description	Total
1	General Requirements: Including	
	Mobilization	
	Temporary Facilities	
	Equipment	
	Division 1 Total:	
2	Sitework: Including	
	Demolition	
	Earthwork	
	Site Utilities	
	Site Improvements	
	Area Paving	
	Walks & Curbs	
	Landscaping	
	Division 2 Total:	
3	Concrete: Including	
	Foundation	
	Cast-in-Place	
	Pre-cast	
	Sidewalks/Yards	
	Steps/Footings	
	Basement	
	Division 3 Total:	
4	Masonry: Including	
	Block	
	Brick Veneer	

	Restoration/Cleaning	
	Stucco	
	Division 4 Total:	

5	Metals: Including	
	Structural	
	Ornamental/Guards	
	Railings	
	Division 5 Total:	

6	Carpentry: Including	
	Joist	
	Sheathing	
	Window/Door Frames	
	Trim/Shelves	
	Underlayment	
	Partitions/Ceilings	
	Wood	
	Metal	
	Division 6 Total:	

7	Moisture Protection: Including	
	Roofing	
	Siding	
	Insulation	
	Waterproofing	
	Division 7 Total:	

8	Windows and Doors: Including	
	Windows	
	Storm Windows	
	Exterior Doors	
	Interior Doors	
	Division 8 Total:	

9	Finishes: Including	
	Plaster Repair	

9 con't	Drywall	
	A) Hang	
	B)	
	C) Finish	
	Ceramic tile work	
	Suspended Ceilings	
	Flooring	
	A) Carpet	
	B) Hardwood	
	Painting & Decorating	
	A) Interior	
	B) Exterior	
	VC Tile	
Division 9 Total:		

10	Specialties: Including	
	Mailbox	
	Bath Accessories	
	Public Areas	
	Division 10 Total:	

11	Equipment: Including	
	Appliances	
	Division 11 Total:	

12	Furnishings: Including	
	Kitchen Cabinets	
	Bath Vanities	
	Window Treatments	
	Division 12 Total:	

13	Special Construction: Including	
	Trash Compactor	
	Recreation Equipment	
	Division 13 Total:	

14	Conveying: Including	
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	Elevator	
	Escalator	
	Division 14 Total:	

15A	Plumbing: Including	
	Sewage System	
	Water System	
	Gas Service	
	Rough Drains	
	Interior Plumbing	
	A) Rough	
	B) Finish	
	Fire Protection	
	A) Sprinklers	
	B) Pumps and Controls	
		Division 15A Total:

15B	Heating, Ventilation: Including	
	Rough	
	Vents	
	Fans/Ducts	
	Heaters	
	Finish	
		Division 15B Total:

16	Electrical: Including	
	Primary Service	
	Distribution System & Panels	
	Rough Wiring	
	Systems (Alarms, Intercoms, Security)	
	Finish (Devices, Fixtures)	
		Division 16 Total:

TOTAL	DIVISIONS 1-16:	
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**BOARD FACTSHEET**

Meeting of August 12, 2020

Selection of Redeveloper

2929 Kingston Street and 2940 E. Venango Street

NAME OF DEVELOPER/APPLICANT: AZ Property Group LLP , a New Jersey limited liability partnership

Nature of Transaction: Selection of AZ Property Group LLP ("Redeveloper") as redeveloper proposing to develop a one (1) story warehouse on the Kingston Street side with fencing and gravel on the E. Venango Street side for their window cleaning business. The Redeveloper owns numerous properties on the block.

Legal Entity/Other Partners (if applicable): John Zurzolo
Anthony Zurzolo

Mailing Address: 24 Olympia Lane, Sicklerville, NJ 08081

PROPERTIES INFORMATION: 2940 Kingston Street
2940 E. Venango Street (the "Property")

Description: 4,538 SF, vacant lot **Zoning:** I-2 **Use:** Industrial

Disposition Price: One Hundred Forty Thousand (\$140,000.00)

The Property is being conveyed as a direct sale for business expansion under the current disposition policy.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan ("EOP") ranges have been set at MBE – 10%, WBE –5%. The aforementioned percentages for MBE and WBE were agreed to following discussions between Redeveloper and the City's EOP compliance unit .

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the Aramingo Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING AZ PROPERTY GROUP LLP AS REDEVELOPER OF 2929 KINGSTON STREET AND 2940 E. VENANGO STREET LOCATED IN THE ARAMINGO REDEVELOPMENT AREA, EAST VENANGO INDUSTRIAL URBAN RENEWAL AREA


BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that AZ Property Group LLP is hereby selected as Redeveloper of 2929 Kingston Street and 2940 E. Venango Street located in the Aramingo Redevelopment Area, East Venango Industrial Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred Forty Thousand Dollars (\$140,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

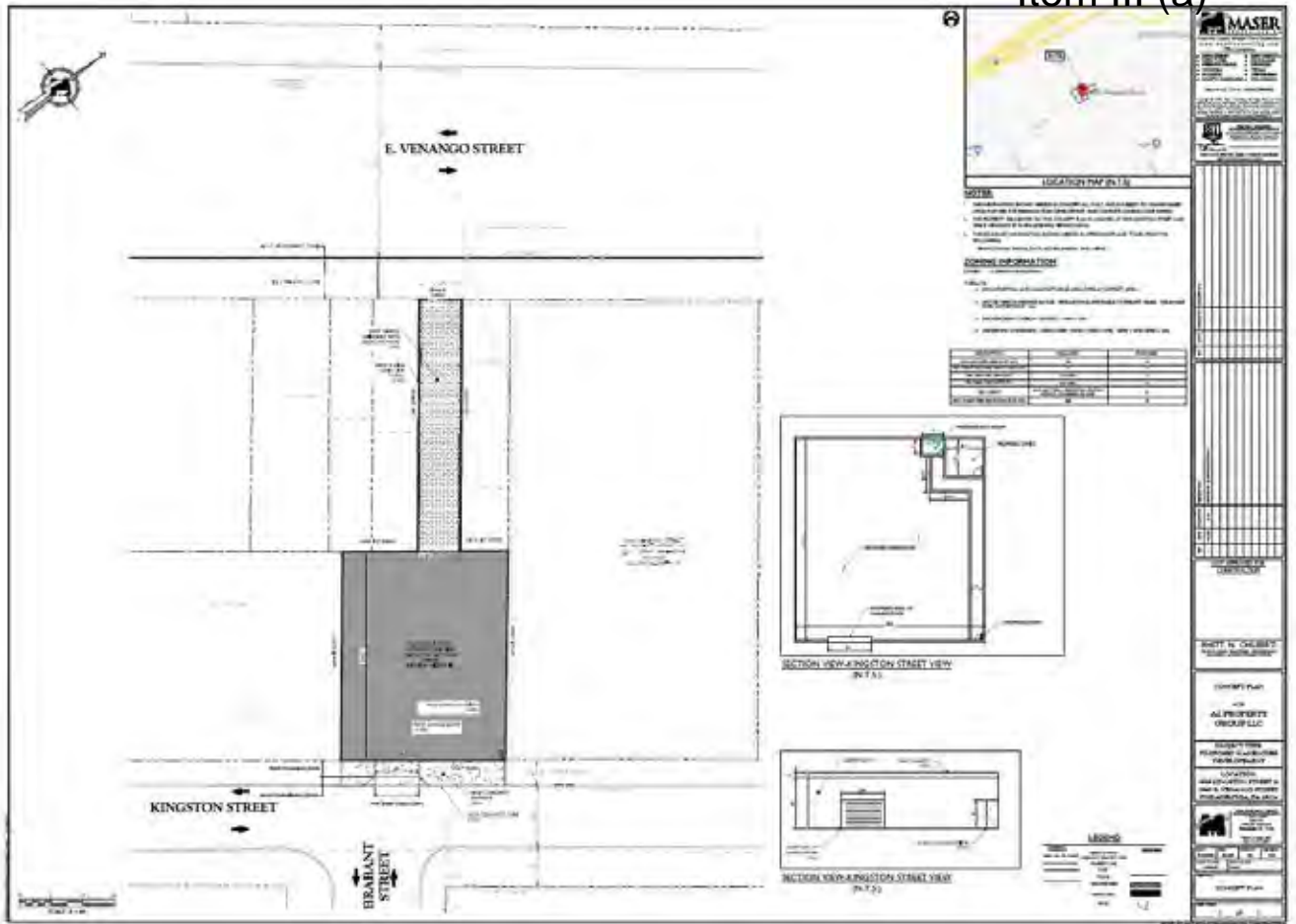


2940 E Venango & 2...



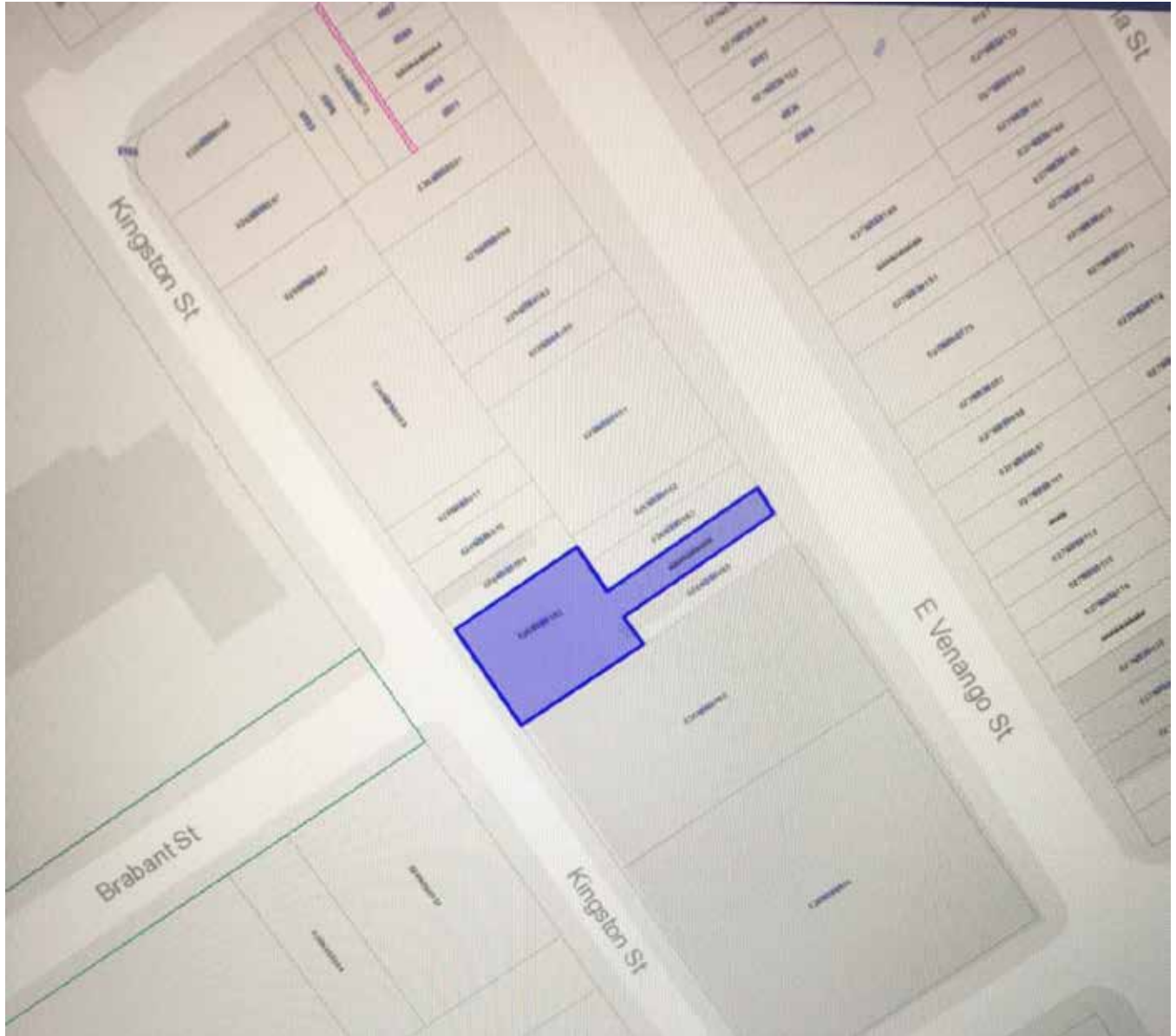
 <p>Form 120.05*</p>		<h2>Appraisal Report · Land</h2>	
		Appraisal Company: John F Szymanski Address: 622 East Girard Avenue, Philadelphia, Pa 19125 Phone: 215-888-3162 Fax: 215-634-6516 Website: greaterphiladelphiaappraiser.com	
Appraiser: John F. Szymanski		Co-Appraiser:	
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS	
AI Affiliation (if any): <input checked="" type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	
Other Professional Affiliation:		Other Professional Affiliation:	
E-mail: jfszymanski@juno.com		E-mail:	
Client: Redevelopment Authority of the City of Philadelphia		Contact: Danielle Deuber	
Address: 1234 Market Street, Philadelphia, Pa 19107			
Phone: 215-854-6500 Fax: 215-854-6532		E-mail: Danielle.Deuber@phdc.phila.gov	
SUBJECT PROPERTY IDENTIFICATION			
Address: 2940 E Venango & 2929 Kingston St			
City: Philadelphia		County: Philadelphia	State: PA ZIP: 19134
Legal Description: Tax Map 26N8 Lot 64 and Tax Map 26N8 Lot 102			
Tax Parcel #: 885534380 & 451066001		RE Taxes: exempt	Tax Year: 2020
Use of the Real Estate As of the Date of Value:		Unimproved vacant land	
Use of the Real Estate Reflected in the Appraisal:		Unimproved vacant land hold for development	
Opinion of highest and best use (if required):		Unimproved vacant land hold for development	
SUBJECT PROPERTY HISTORY			
Owner of Record: Philadelphia Redevelopment Authority			
Description and analysis of sales within 3 years (minimum) prior to effective date of value: The last recorded sale was a \$12,500 transaction from Philadelphia Redevelopment authority to the Philadelphia Redevelopment Authority that occurred on 01/17/1978, for 2940 East Venango Street. 2929 Kingston Street last sold for \$6,500 on 11/02/1977 from John W Benton to the Philadelphia Redevelopments Authority of Philadelphia. After that transfer the property became tax exempt.			
Description and analysis of agreements of sale (contracts), listings, and options: None within the 3-year period preceding the effective date of appraisal.			
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 140,000	
Indication of Value by Cost Approach		\$	
Indication of Value by Income Approach		\$	
Final Reconciliation of the Methods and Approaches to Value: Only the sales comparison approach was developed in this analysis. The income approach could not be developed because this is vacant land generating no income while the cost approach could not be developed because there is no structure on this site but is vacant unimproved ground. This is a present day appraisal report. as of the date of inspection.			
Opinion of Value as of: 04/25/2020		\$ 140,000	
Exposure Time: The exposure time in this market would be 4 to 6 months during this time frame.			
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input checked="" type="checkbox"/> Extraordinary Assumptions cited on the following page.			

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data, encroachments, errors, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® Report - June 2017





2929 Kingston Street and 2940 E. Venango Street



**BOARD FACTSHEET**

Meeting of August 12, 2020

Selection of Redeveloper

Habitat for Humanity Philadelphia, Inc.

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop Twenty (20) units for homeownership to be sold for affordable housing with twelve (12) units set aside for 31- 60% AMI and ten (10) units set aside for 61 – 80% AMI. The residential units will be composed of twenty (20) 5 units in a single family 2-story building, 5 units in a single family 3-story building and 10 units in a 3-story duplex.

Legal Entity/Other Partners (if applicable): Habitat for Humanity**Mailing Address:** 1829 N. 19th Street, Philadelphia, PA 19121**PROPERTY INFORMATION:** 1535 N. 33rd Street, 1601 -07 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street, 3225 -3231 W. Oxford Street (collectively, the "Property")**Description:** 27,000 sq. ft., brick and brownstone structure**Zoning:** RM-1 and RSA-5**Use:** Affordable Housing**Disposition Price:** Fifteen Dollars (\$15.00)

This transaction is a noncompetitive bid.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan ranges have been set at MBE -0%, WBE-0% as Redeveloper proposes to use sweat equity.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the North Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 2020. In the event there are any required

material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez

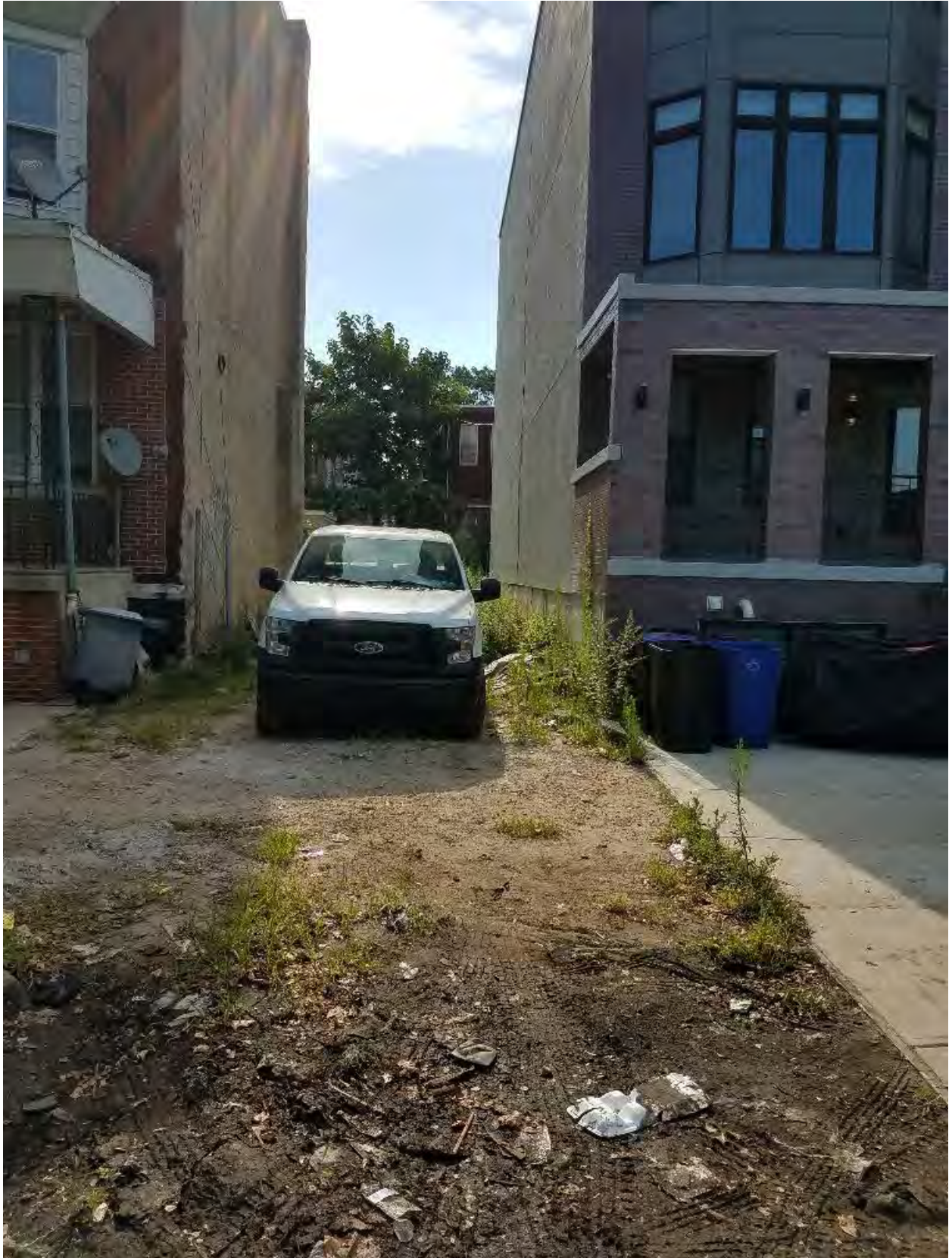
RESOLUTION NO.

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 1535 N. 33RD STREET, 1601-07 N. 33RD STREET, 3201-07 W. OXFORD STREET, 3216 W. OXFORD STREET, 3225-3231 W. OXFORD STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc., is hereby selected as Redeveloper of 1535 N. 33rd Street, 1601-07 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-3231 W. Oxford Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Fifteen Dollars (\$15.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

1535 N. 33rd Street



1601-07 N. 33rd Street



3201-07 W. Oxford Street



3216 W. Oxford Street



3225-31 W. Oxford Street



PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 1535 N 33rd Street
Philadelphia, PA 19121

OPINION OF VALUE: \$85,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1601 N 33rd Street
Philadelphia, PA 19121

OPINION OF VALUE: \$100,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1603 N 33rd Street
Philadelphia, PA 19121

OPINION OF VALUE: \$90,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

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IDENTIFICATION OF SUBJECT PROPERTY: 1605 N 33rd Street
Philadelphia, PA 19121

OPINION OF VALUE: \$87,500

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

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Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1607 N 33rd Street
Philadelphia, PA 19121

OPINION OF VALUE: \$87,500

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 3201-07 Oxford Street
Philadelphia, PA 19121

OPINION OF VALUE: \$295,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

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IDENTIFICATION OF SUBJECT PROPERTY: 3216 Oxford Street
Philadelphia, PA 19121

OPINION OF VALUE: \$67,500

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

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Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 3225-31 Oxford Street
Philadelphia, PA 19121

OPINION OF VALUE: \$264,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 22, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority



BOARD FACTSHEET

Meeting of August 12, 2020

Selection of Redeveloper

805, 809, 815 and 817 N. 40th Street

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop four (4) single-family homes on the Properties (defined below). All units produced will be reserved for purchasers earning between 31-60% AMI.

Legal Entity/Other Partners (if applicable): Habitat for Humanity Philadelphia, Inc.

Mailing Address: 1829 N. 19th Street, Philadelphia, PA 19121

PROPERTIES INFORMATION: 805 N. 40th Street
 809 N. 40th Street
 815 N. 40th Street
 817 N. 40th Street (collectively, the "Properties")

Description: 5,226 SF **Zoning:** RM-1 **Use:** Affordable Housing

Disposition Price: Four Dollars (\$4.00)

The Properties are being conveyed as a non-competitive sale for affordable housing under the current disposition policy.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan will apply to this project; however, Habitat for Humanity will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the West Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August

18, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Prepared by: Brad Vassallo
Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 805, 809, 815, AND 817 N. 40TH STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc. is hereby selected as Redeveloper of 805, 809, 815, and 817 N. 40th Street located in the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Four Dollars (\$4.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 805, 809, 815, 817 N. 40th
Street

2. PROPERTY INFORMATION Zip Code: 19104	Census Tract: 010800	Council District: 3
Zoning: RM-1	Lot Area: 5,226 sq. ft.	
OPA Value: \$41,700	Appraised Value: \$210,000	
Redevelopment Area: West Philadelphia	Urban Renewal Area: Mantua	

3. APPLICANT INFORMATION

Applicant Name: Habitat for Humanity Philadelphia, Inc.	Type: Nonprofit
Entity Owners: Corinne O'Connell	
Mailing Address: 1829 N. 19th Street, Philadelphia, PA	
Authorized Contact: K. Catherine Roney	
Application Date: 03/09/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price: \$4	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 4
Units: 4 - Residential / 0 - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 4,800	Construction Cost / sq. ft.: \$194.60
Construction Costs: \$934,058.75	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary funds in an amount no less than total project costs.
Total Project Costs: \$1,257,195.12	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? See attached spreadsheet for title information.

Project Summary:

Habitat for Humanity Philadelphia, Inc. intends to develop four single-family homes, all of which will be affordable to purchasers earning between 31-60% of AMI. The development will consist of four single-family homes at 1,200 square feet. Habitat for Humanity Philadelphia has extensive experience developing affordable housing in Philadelphia. The applicant is tax compliant and current with all obligations to the City of Philadelphia. An Economic Opportunity Plan will apply to this project; however, Habitat for Humanity will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation. These properties were last appraised in July 2020.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney

Right of Re-entry/Reverter

All units produced will be reserved for purchasers earning between 31-60% of area median income.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Habitat for Humanity Philadelphia, Inc. for development as affordable housing.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

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

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

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Habitat for Humanity Philadelphia, Inc.
Property Address: 805, 809, 815-17 N 40th Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt				
Developer Equity	Yes	\$602,585.12	48%	HFHP Capital
Other - describe to the right	No	\$0.00	0%	
Other - describe to the right	No	\$500,000.00	40%	FHLB Pittsburg AHP, Application due Q3 2020
Other - describe to the right	No	\$155,150.00	12%	HFHI Donated Gifts In Kind (GIK)- can be reserved once affiliate has site control
TOTAL SOURCE OF FUNDS		\$1,257,735.12	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$4.00	0.00%	
Closing Costs	\$1,280.00	0.10%	
Other - describe in space to the right	\$6,746.00	0.54%	Legal Fees
UNIT CONSTRUCTION			
Complete the table below	\$840,000.00	66.82%	
OTHER CONSTRUCTION			
Landscaping		0.00%	
Permits	\$6,375.00	0.51%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$6,820.00	0.54%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$72,833.75	5.79%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL HARD COSTS	\$934,058.75	74.30%	

SOFT COSTS

	Cost	% Total	
PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$37,400.00	2.97%	
Legal	\$46,200.00	3.67%	
Consultant	\$9,250.00	0.74%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$3,500.00	0.28%	
Organization Expense	\$68,650.00	5.46%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$1,600.00	0.13%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$38,069.97	3.03%	
Developer Fee, if applicable	\$118,466.40	9.42%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$323,136.37	25.70%	

TOTAL DEVELOPMENT COST

\$1,257,195.12	100.00%
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Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1 805 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
2 809 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
3 815 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
4 817 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
5	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
TOTALS			\$840,000.00	4	\$840,000.00	5,000	100.00%

Address	OPA Account No.	Owner	Deed Book & Page No.	Deed Document No.	Date Signed	Date Recorded	Grantor(s)
805 N 40th St	243159000	PRA (from PLB)	Deed into PRA	53560040	8/28/2019	9/3/2019	Philadelphia Land Bank
			Deed into PLB:	53469298	8/29/2018	1/23/2019	Sheriff
809 N 40th St	243159200	City	Deed into City:	51251677	8/8/2005	8/24/2005	Sheriff
815 N 40th St	243159510	PRA	DCC 209-118	NA	10/5/1972	10/10/1972	Jeremiah & Eleanor Whilte
817 N 40th St	243159610	PRA	DCC 200-262	NA	9/26/1972	9/27/1972	Samuel & Edith Miller

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IDENTIFICATION OF SUBJECT PROPERTY: 805 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

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IDENTIFICATION OF THE CLIENT:

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IDENTIFICATION OF SUBJECT PROPERTY: 815 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

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IDENTIFICATION OF SUBJECT PROPERTY: 809 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

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JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

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IDENTIFICATION OF SUBJECT PROPERTY: 817 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$60,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

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Philadelphia Redevelopment Authority

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



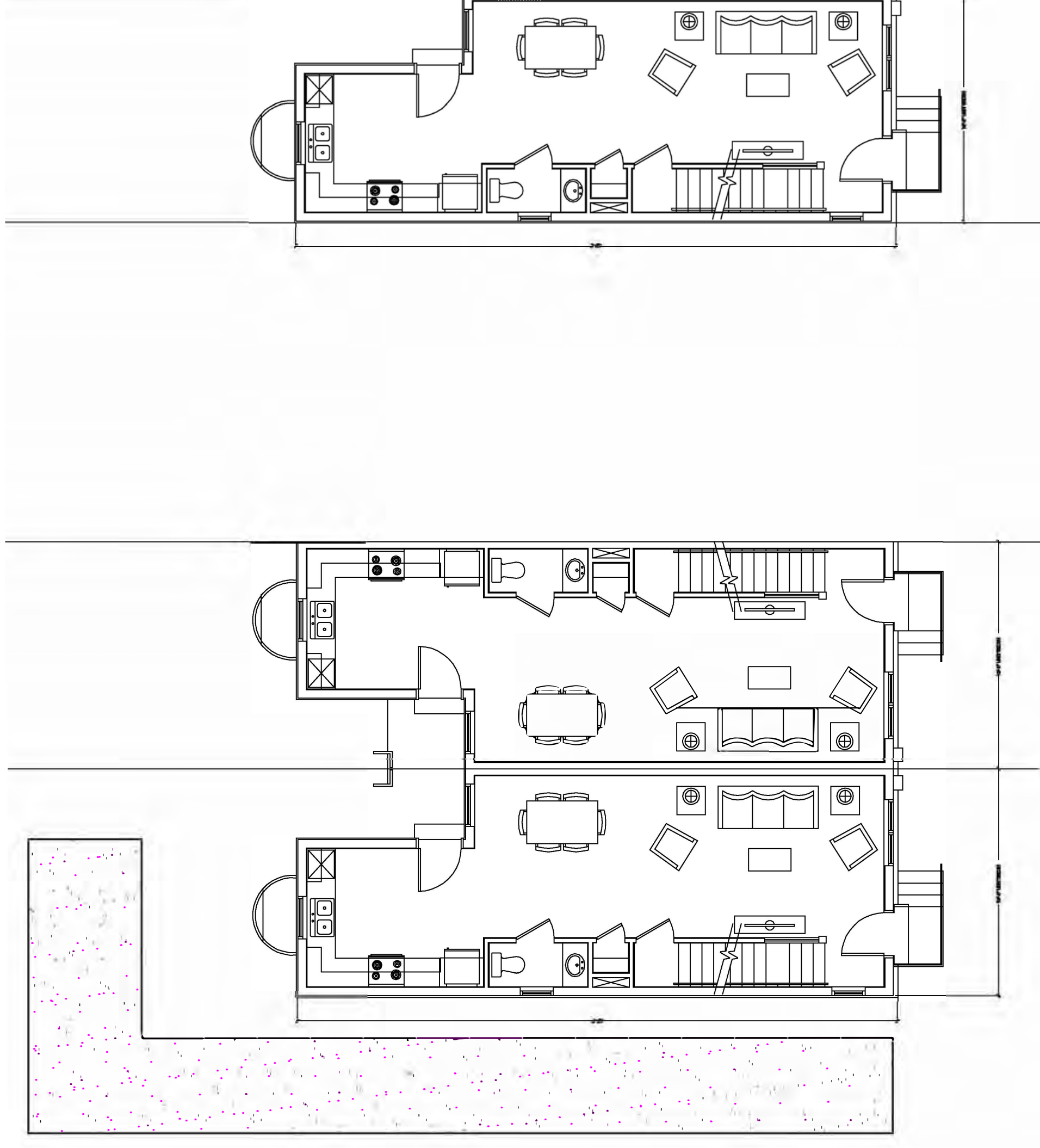
805, 809, 815-17 N 40th Street
SECOND FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

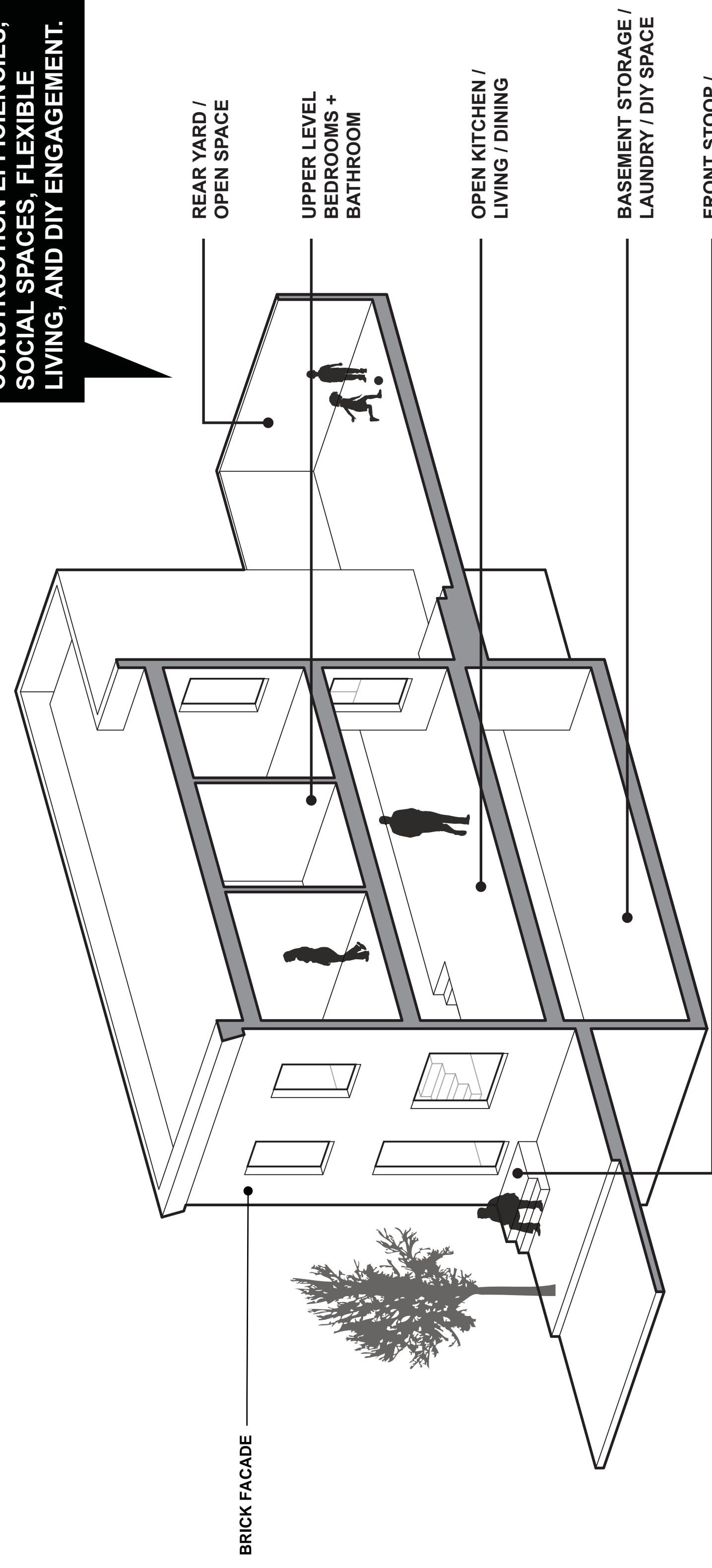
805, 809, 815-17 N 40th Street
FIRST FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

THE HABITAT ROWHOUSE MODEL OFFERS OPPORTUNITIES FOR IMPROVED CIRCULATION, LIGHT + AIR ACCESS, CONSTRUCTION EFFICIENCIES, SOCIAL SPACES, FLEXIBLE LIVING, AND DIY ENGAGEMENT.



OXFORD ST HOUSES
ISA

**N 40th Street
Redevelopment
Phase II
Habitat for Humanity**



A102
FLOOR PLANS

These drawings are intended for planning purposes only and are not for construction.

Item III (c)

DRAWING SCALE: As indicated

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020





BOARD FACTSHEET
 Meeting of August 12, 2020
 Selection of Redeveloper
 213, 215-17 N. 33rd Street; 3225-27 Race Street

NAME OF DEVELOPER/APPLICANT: Neighborhood Gardens Trust

Nature of Transaction: Selection of Neighborhood Gardens Trust ("Redeveloper") as redeveloper proposing to preserve the subject Properties (defined below) as a community garden.

Legal Entity/Other Partners (if applicable): Neighborhood Gardens Trust

Mailing Address: 100 N. 20th Street, Philadelphia, PA 19103

PROPERTIES INFORMATION: 213 N. 33rd Street
 215-17 N. 33rd Street
 3225-27 Race Street (collectively, the "Properties")

Description: 27,945 SF **Zoning:** RM-1 **Use:** Community Garden

Disposition Price: Three Dollars (\$3.00)

The Properties are being conveyed as a non-competitive sale for garden/open space under the current disposition policy.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan will not apply to this project as it is not required.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the West Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Prepared by: Brad Vassallo
 Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 213, 215-17 N. 33RD STREET; 3225-27 RACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust is hereby selected as Redeveloper of 213, 215-17 N. 33rd Street and 3225-27 Race Street located in the West Philadelphia Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Three Dollars (\$3.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 213, 215-17 N. 33rd Street; 3225-27 Race Street**2. PROPERTY INFORMATION**

Zip Code: 19104	Census Tract: 009000	Council District: 3
Zoning: RM-1	Lot Area: 27,945 sq. ft.	
OPA Value: \$362,700	Appraised Value: \$N/A	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	Type: Nonprofit
Entity Owners: Jennifer Greenberg	
Mailing Address: 100 N. 20th Street, 5th Floor, Philadelphia, PA	
Authorized Contact: Jennifer Greenberg	
Application Date: 05/26/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$3.00	Proposed Use: Community Garden
Development Type: N/A	No. of Buildings: 0
Units: 0 - Residential / 0 - Commercial	End User: Owner-Occupied (by Applicant)
Gross Floor Area (sq. ft.): 27,945	Construction Cost / sq. ft.: \$0
Construction Costs: \$0	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$0	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? No record exists for these properties on Philadox.

Project Summary:

Neighborhood Gardens Trust intends to preserve the subject properties for use as a community garden. The Summer Winter Community Garden has been in existence for more than 40 years. The garden has 45 plots and over 90 gardeners and has donated 300-400lbs of vegetables to a nearby low-income senior housing facility as part of PHS's City Harvest program. NGT is in good standing with the City of Philadelphia and tax compliant with the Department of Revenue. An Economic Opportunity Plan will not apply to this project.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney

Right of Re-entry/Reverter

For Garden Dispositions the following Restrictions Apply.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- The sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the Premises unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.
- The Premises shall at all times be used, operated, and maintained in accordance with this Agreement and all Applicable Laws.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Neighborhood Gardens Trust for preservation as a community garden.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

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

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

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



RESOLUTION NO.

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 4016-18, 4020, 4022, 4024 POWELTON AVENUE AND 46-48 WIOTA STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, BELMONT 3 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust is hereby selected as Redeveloper of 4016-18, 4020, 4022, 4024 Powelton Avenue; 46-48 Wiota Street located in the West Philadelphia Redevelopment Area, Belmont 3 Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Five Dollars (\$5.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 4016-18, 4020, 4022, 4024 Powelton Avenue; 46, 48 Wiota Street

2. PROPERTY INFORMATION

Zip Code: 19104	Census Tract: 009200	Council District: 3
Zoning: RM-1	Lot Area: 12,293 sq. ft.	
OPA Value: \$369,300	Appraised Value: \$N/A	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	Type: Nonprofit
Entity Owners: Jennifer Greenberg	
Mailing Address: 100 N. 20th Street, 5th Floor, Philadelphia, PA	
Authorized Contact: Jennifer Greenberg	
Application Date: 05/26/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$1	Proposed Use: Community Garden
Development Type: N/A	No. of Buildings: 0
Units: 0 - Residential / 0 - Commercial	End User: Owner-Occupied (by Applicant)
Gross Floor Area (sq. ft.): 12,293	Construction Cost / sq. ft.: \$0
Construction Costs: \$0	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$0	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? The subject properties were condemned by the Philadelphia Redevelopment Authority in 1972.

Project Summary:

Neighborhood Gardens Trust intends to preserve the subject properties for use as a community garden. The Wiota Street Garden is a large and active community garden serving its neighborhood for more than 30 years with a weekly farm stand. The garden grows organic produce for the neighboring Red Cross House and local food pantries. Community members and neighbors rallied together to prevent the PRA sale of the garden parcels to a developer in 2016. NGT is in good standing with the City of Philadelphia and tax compliant with the Department of Revenue. An Economic Opportunity Plan will not apply to this project.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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For Garden Dispositions the following Restrictions Apply.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- The sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the Premises unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.
- The Premises shall at all times be used, operated, and maintained in accordance with this Agreement and all Applicable Laws.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Neighborhood Gardens Trust for preservation as a community garden.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

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

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

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020





BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 5th Councilmanic District Office.

PROPERTY INFORMATION:

- 1) **Side Yard Disposition:** The following property will be conveyed at a nominal price:

<u>Address</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
2815 W. Hunting Street	Anita Parker	\$1.00

Prepared by: Roneece S. Dent
 Reviewed by: Angel Rodriguez

RESOLUTION NO.**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF
PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH
PROPERTIES**

WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
2815 W. Huntingdon	Anita Parker	\$1.00 (Non-Competitive)

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.



DEVELOPMENT FACT SHEET

Last Updated: August 7, 2020

1. **ADDRESS:** 2815 W. Huntingdon Street

2. PROPERTY INFORMATION

Zip Code: 19132	Census Tract: 016901	Council District: CD5
Zoning: RSA-5	Lot Area: 760 sq ft	
OPA Value: \$4,800	Appraised Value: \$6,500	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Anita Parker
Mailing Address: 2814 W. Harold Street, Philadelphia, PA 19132
Type: Individual
Authorized Contact: Anita Parker
Application Date: 05/31/2018

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: 07/10/2018	City Council Approval: 12/06/2018
Philadelphia Land Bank/PRA Board Approval:	
Settlement Date:	Construction Deadline:



DEVELOPMENT FACT SHEET

Last Updated: August 7, 2020

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant will use the property as a side yard. The property qualifies as a side yard pursuant to the 2017 Disposition Policy since VPRC and Council approval were obtained pursuant to the 2017 Policy.

The property will be subject to a an irrevocable power of attorney and a reverter.

Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever in perpetuity.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

Side/Rear Yards will have a 30-year Purchase Money Mortgage that will be satisfied on the 30th anniversary of the mortgage, and shall have use restrictions during the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted and the mortgage must be paid in full.

EOP is not applicable since the rehab is under \$100,000.

7. STAFF RECOMMENDATION

The staff upon review of application recommends this disposition.

Prepared by: Roneece S. Dent – Senior Development Specialist

DEVELOPMENT FACT SHEET

Last Updated: August 7, 2020

Reviewed by: Steve Cusano – Senior Counsel

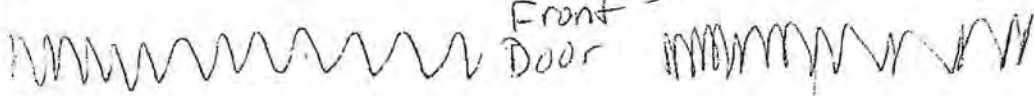


2813

Front

2815 W Huntington St Item IV (a)
Put up Fencing

2817

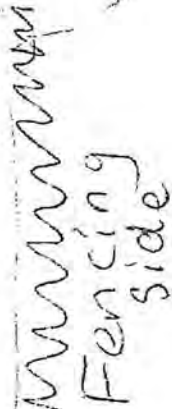


Flowers

Grass all over

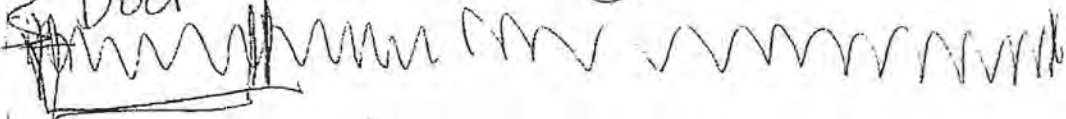
Flowers

Picnic Table

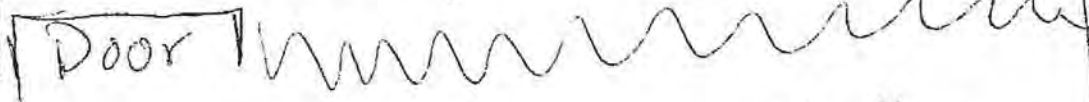


back
Door

Fencing



Alley



My house Anita Parker
2814 W. Harold St.

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 181050)

RESOLUTION

Authorizing the Commissioner of Public Property to execute and deliver to the Philadelphia Redevelopment Authority, without consideration, deeds conveying conditional fee simple title to certain City-owned lots or pieces of ground with the buildings and improvements thereon, situate in the Twenty Eighth Ward of the City of Philadelphia, pursuant to Chapter 16-400 of The Philadelphia Code and authorizing the Philadelphia Redevelopment Authority to dispose of such properties for rehabilitation and/or improvements in accordance with the terms of Chapter 16-400 of The Philadelphia Code.

WHEREAS, Chapter 16-400 of The Philadelphia Code relating to vacant property, grants the City the power to convey certain classes of real property to the Philadelphia Redevelopment Authority, without consideration, to implement the public purpose set forth in that Chapter; and

WHEREAS, The Vacant Property Review Committee has recommended acceptance and disposition of the vacant property listed below; now, therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA

SECTION 1. The Commissioner of Public Property is hereby authorized to execute and deliver to the Philadelphia Redevelopment Authority, without consideration, deeds conveying conditional fee simple title to 2815 W. Huntingdon Street pursuant to Chapter 16-400 of The Philadelphia Code under certain terms and conditions.

SECTION 2. The Philadelphia Redevelopment Authority is hereby authorized to dispose of the aforementioned property for rehabilitation and/or improvements under certain terms and conditions pursuant to Chapter 16-400 of The Philadelphia Code.

SECTION 3. The City Solicitor is hereby authorized to prepare or to approve all instruments and documents and to include in such instruments and documents such terms

City of Philadelphia

RESOLUTION NO. 181050 continued

and conditions as are necessary to effectuate the purpose of Chapter 16-400 of The Philadelphia Code.

City of Philadelphia

RESOLUTION NO. 181050 continued

City of Philadelphia

RESOLUTION NO. 181050 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixth of December, 2018.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Greenlee for Council President Clarke

Sponsored by: Councilmember Greenlee and Council President Clarke



BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$1.00

Prepared by: Bradley Vassallo
 Reviewed by: Angel Rodriguez

RESOLUTION NO.

**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF
PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH
PROPERTIES**

WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$1.00 (Non-Competitive)

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 805, 809, 815, 817 N. 40th Street

2. <u>PROPERTY INFORMATION</u>		Census Tract: 010800	Council District: 3
Zip Code: 19104			
Zoning: RM-1	Lot Area: 5,226 sq. ft.		
OPA Value: \$41,700	Appraised Value: \$210,000		
Redevelopment Area: West Philadelphia	Urban Renewal Area: Mantua		

3. APPLICANT INFORMATION

Applicant Name: Habitat for Humanity Philadelphia, Inc.	Type: Nonprofit
Entity Owners: Corinne O'Connell	
Mailing Address: 1829 N. 19th Street, Philadelphia, PA	
Authorized Contact: K. Catherine Roney	
Application Date: 03/09/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price: \$4	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 4
Units: 4 - Residential / 0 - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 4,800	Construction Cost / sq. ft.: \$194.60
Construction Costs: \$934,058.75	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary funds in an amount no less than total project costs.
Total Project Costs: \$1,257,195.12	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? See attached spreadsheet for title information.

Project Summary:

Habitat for Humanity Philadelphia, Inc. intends to develop four single-family homes, all of which will be affordable to purchasers earning between 31-60% of AMI. The development will consist of four 1-bedroom units at 1,200 square feet. Habitat for Humanity Philadelphia has extensive experience developing affordable housing in Philadelphia. The applicant is tax compliant and current with all obligations to the City of Philadelphia. An Economic Opportunity Plan will apply to this project; however, Habitat for Humanity will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation. These properties were last appraised in July 2020.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney

Right of Re-entry/Reverter

All units produced will be reserved for purchasers earning between 31-60% of area median income.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Habitat for Humanity Philadelphia, Inc. for development as affordable housing.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

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

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

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



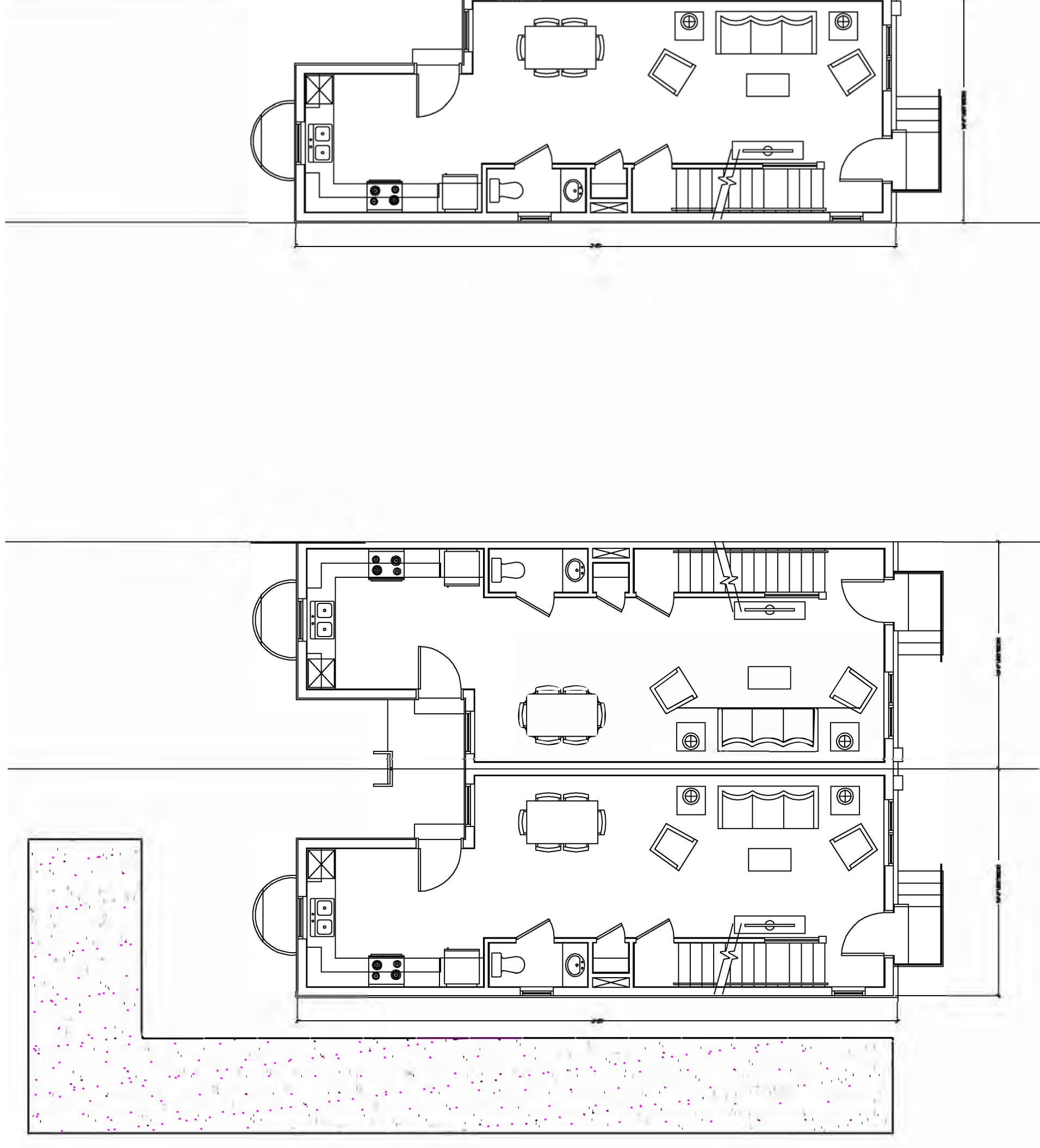
805, 809, 815-17 N 40th Street
SECOND FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

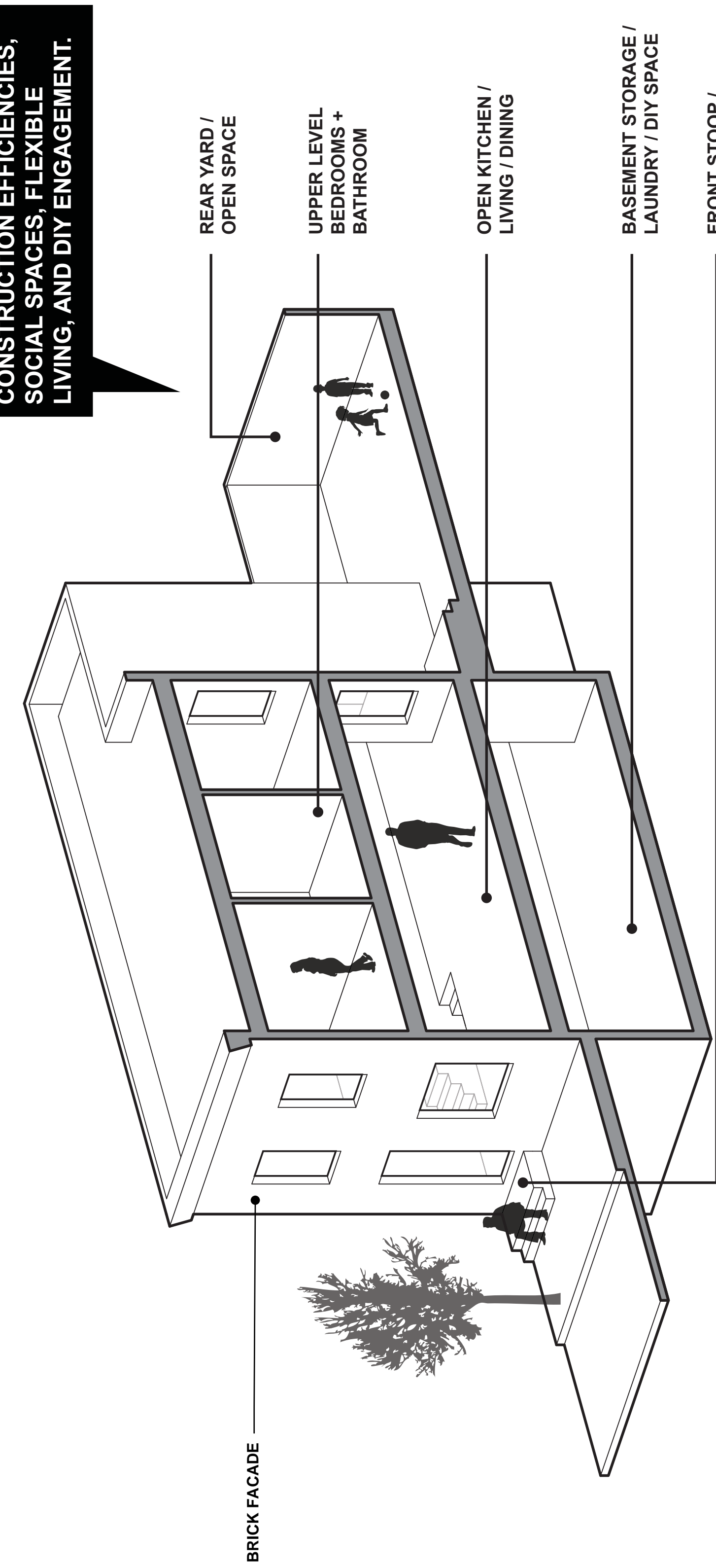
805, 809, 815-17 N 40th Street
FIRST FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

THE HABITAT ROWHOUSE MODEL OFFERS OPPORTUNITIES FOR IMPROVED CIRCULATION, LIGHT + AIR ACCESS, CONSTRUCTION EFFICIENCIES, SOCIAL SPACES, FLEXIBLE LIVING, AND DIY ENGAGEMENT.



OXFORD ST HOUSES
ISA

**N 40th Street
Redevelopment
Phase II
Habitat for Humanity**



A102
FLOOR PLANS
These drawings are intended for planning purposes only and are not for construction.
DRAWING SCALE: As indicated
Item IV (b)

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Habitat for Humanity Philadelphia, Inc.
Property Address: 805, 809, 815-17 N 40th Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$602,585.12	48%	HFHP Capital
Other - describe to the right	No	\$0.00	0%	
Other - describe to the right	No	\$500,000.00	40%	FHLB Pittsburg AHP, Application due Q3 2020
Other - describe to the right	No	\$155,150.00	12%	HFHI Donated Gifts In Kind (GIK)- can be reserved once affiliate has site control
TOTAL SOURCE OF FUNDS		\$1,257,735.12	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$4.00	0.00%	
Closing Costs	\$1,280.00	0.10%	
Other - describe in space to the right	\$6,746.00	0.54%	Legal Fees
UNIT CONSTRUCTION			
Complete the table below	\$840,000.00	66.82%	
OTHER CONSTRUCTION			
Landscaping		0.00%	
Permits	\$6,375.00	0.51%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$6,820.00	0.54%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$72,833.75	5.79%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL HARD COSTS	\$934,058.75	74.30%	

SOFT COSTS

	Cost	% Total	
PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$37,400.00	2.97%	
Legal	\$46,200.00	3.67%	
Consultant	\$9,250.00	0.74%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$3,500.00	0.28%	
Organization Expense	\$68,650.00	5.46%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$1,600.00	0.13%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$38,069.97	3.03%	
Developer Fee, if applicable	\$118,466.40	9.42%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$323,136.37	25.70%	

TOTAL DEVELOPMENT COST

\$1,257,195.12	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	805 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
2	809 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
3	815 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
4	817 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$840,000.00	4	\$840,000.00	5,000	100.00%

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 809 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

Address	OPA Account No.	Owner	Deed Book & Page No.	Deed Document No.	Date Signed	Date Recorded	Grantor(s)
805 N 40th St	243159000	PRA (from PLB)	Deed into PRA	53560040	8/28/2019	9/3/2019	Philadelphia Land Bank
			Deed into PLB:	53469298	8/29/2018	1/23/2019	Sheriff
809 N 40th St	243159200	City	Deed into City:	51251677	8/8/2005	8/24/2005	Sheriff
815 N 40th St	243159510	PRA	DCC 209-118	NA	10/5/1972	10/10/1972	Jeremiah & Eleanor Whilte
817 N 40th St	243159610	PRA	DCC 200-262	NA	9/26/1972	9/27/1972	Samuel & Edith Miller



BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
4200 Viola Street	Neighborhood Gardens	\$3.00 (Non-Competitive) (for all properties)
4202 Viola Street	Trust	
4204 Viola Street		

Prepared by: Bradley Vassallo
 Reviewed by: Angel Rodriguez

RESOLUTION NO.**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF
PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH
PROPERTIES**

WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
4200 Viola Street	Neighborhood Gardens	\$3.00 (Non-Competitive)
4202 Viola Street	Trust	(for all properties)
4204 Viola Street		

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 4200, 4202, 4204 Viola Street**2. PROPERTY INFORMATION**

Zip Code: 19104	Census Tract: 011000	Council District: 3
Zoning: RSA-5	Lot Area: 3,427 sq. ft.	
OPA Value: \$35,100	Appraised Value: \$N/A	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	Type: Nonprofit
Entity Owners: Jennifer Greenberg	
Mailing Address: 100 N. 20th Street, 5th Floor, Philadelphia, PA	
Authorized Contact: Jennifer Greenberg	
Application Date: 05/26/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$3.00	Proposed Use: Community Garden
Development Type: N/A	No. of Buildings: 0
Units: 0 - Residential / 0 - Commercial	End User: Owner-Occupied (by Applicant)
Gross Floor Area (sq. ft.): 3,427	Construction Cost / sq. ft.: \$0
Construction Costs: \$0	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$0	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? See attached spreadsheet for title information.

Project Summary:

Neighborhood Gardens Trust intends to preserve the subject properties for use as a community garden. The Viola Street Garden has been operating for more than 30 years; longtime and newer residents have come together to steward the garden. Centennial Parkside CDC and Viola St Residents Association both enthusiastically support the garden's preservation through NGT. NGT is in good standing with the City of Philadelphia and tax compliant with the Department of Revenue. An Economic Opportunity Plan will not apply to this project.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

 Irrevocable Power of Attorney

 Right of Re-entry/Reverter
For Garden Dispositions the following Restrictions Apply.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- The sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the Premises unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.
- The Premises shall at all times be used, operated, and maintained in accordance with this Agreement and all Applicable Laws.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Neighborhood Gardens Trust for preservation as a community garden.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

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

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

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

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020





BOARD FACTSHEET

Meeting of August 12, 2020

Conveyance of Title of City Properties

Nature of Transaction: The Philadelphia Redevelopment Authority will facilitate the conveyance of title of properties owned by the City of Philadelphia.

- All Grantees have been approved by the City Commissioner of Public Property and recommends that City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the Grantees for reuse will relieve the City of care; maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Philadelphia Redevelopment Authority in collaboration with the 1st Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
1419 S. Taylor Street	Community Justice Land Trust	\$1.00 (Nominal)

2. **Self-amortizing Mortgage Disposition:** The following property will be conveyed at fair market value as determined by an appraisal, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
2553 Kern Street	Arcadia Commons	\$65,000 (Appraisal)

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez

RESOLUTION NO.**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF
PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH
PROPERTIES**

WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, certain properties identified below will be conveyed at nominal consideration and others, all identified below, will be conveyed through a fair market value self-amortizing mortgage

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgement and delivery of a deed to the Grantee herein listed conveying the following property for a consideration of One Dollar (\$1.00):

Address**Grantee**

1419 S. Taylor Street

Community Justice Land Trust

FURTHER RESOLVING, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for the property listed below and for the preparation, execution, acknowledgement and delivery of a deed to the Grantee herein listed conveying the respective property for the following consideration:

Address**Grantee****Price**

2553 Kern Street

Arcadia Commons

\$65,000 (Self-amortizing mortgage)

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

BE IT FURTHER RESOLVED, that authorization is hereby given to the preparation, execution, acknowledgement and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

DEVELOPMENT FACT SHEETLast Updated: **Enter Date Last Updated**1. **ADDRESS:** 1419 S. Taylor Street2. **PROPERTY INFORMATION**

Zip Code: 19146	Census Tract: 003200	Council District: 2
Zoning: RSA-5	Lot Area: 782 Sq. Ft.	
OPA Value: \$23,200	Appraised Value: \$70,000	
Redevelopment Area: Point Breeze	Urban Renewal Area: Point Breeze	

3. **APPLICANT INFORMATION**

Applicant Name: Community Justice Land Trust	Type: Nonprofit
Entity Owners: c/o Women's Community Revitalization Program	
Mailing Address: 100 W. Oxford Street, Philadelphia, PA 19122	
Authorized Contact: Paul Aylesworth	
Application Date: December 2019	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Community Benefitting Use	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price: \$19.00 (Declaration of Restrictive Covenants)	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 14
Units: 33 units - Residential / 0 - Commercial	End User: Lease to Tenant
Gross Floor Area (sq. ft.): 33,769	Construction Cost / sq. ft.: \$320
Construction Costs: \$10,832,889	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$14,770,298	

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: July 1, 2020	Economic Opportunity Plan Goals: 25% MBE and 10% WBE
Land Bank Board Approval: N/A	PRA Board Approval: July 8, 2020
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: **Enter Date Last Updated**

6. DEVELOPMENT SUMMARY

How was title acquired? Property was acquired through Sheriff sale on May 11, 1993.

Project Summary:

Selection of Community Justice Land Trust ("Redeveloper") as redeveloper proposing to develop thirty-three (33) affordable rental units. The Mamie Nichols Townhomes development will be comprised of fourteen (14) 2- and 3-story buildings, including single family townhomes, duplexes, and four-plex style units. The development will consist of ten (10) efficiency units, one (1) 1-bedroom unit (these efficiencies and the one bedroom are targeted to veterans with special needs), ten (10) 2-bedroom units, and twelve (12) 3-bedroom units (targeted to families). The development will also include a 1,202 net square foot community space with room for community gatherings, a private supportive services space/office, and an area reserved for property management. Shared spaces also include green space and 2 off-street parking spaces. Nine (9) units will be fully accessible while two (2) additional units will be equipped for the audio-visually impaired. Each unit has its own separate entrance, washer and dryer and central air conditioning. The 2 and 3-bedroom units are designed to meet the needs of families with children while the efficiencies and 1-bedroom unit will be designed for special needs veterans. The development will meet PHFA's green building criteria, Enterprise Green Communities standards, Energy Star 3.0, and Zero Energy Ready criteria. Units are available to households at or below 60% Average Median Income ("AMI"). Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan ranges have been set at MBE – 25%, WBE – 10%.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input type="checkbox"/> Right of Re-entry/Reverter
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If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

In support of the project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting affordable rental units for low-income families at or below 60% AMI.

7. STAFF RECOMMENDATION

Staff recommends to approve the transfer and sale of 1419 S. Taylor Street.

Prepared by: Brian Romano – Project Manager

Reviewed by: Angel Rodriguez – Deputy Executive Director, Real Estate

DEVELOPMENT FACT SHEET

Last Updated: **Enter Date Last Updated**

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

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

DEVELOPMENT FACT SHEETLast Updated: **Enter Date Last Updated**1. **ADDRESS:** 2553 Kern Street2. **PROPERTY INFORMATION**

Zip Code: 19125	Census Tract: 0016100	Council District: 1
Zoning: RSA-5	Lot Area: 497 SF	
OPA Value: \$4,000	Appraised Value: \$65,000	
Redevelopment Area: New Kensington-Fishtown	Urban Renewal Area: New Kensington-Fishtown	

3. **APPLICANT INFORMATION**

Applicant Name: Arcadia Commons	Type: Nonprofit
Entity Owners: Board of Directors is attached	
Mailing Address: 2614 Amber Street	
Authorized Contact: Jeff Carpenter	
Application Date: June 25, 2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$1.00 (with a self-amortizing mortgage of \$65,000)	Proposed Use: Community Garden
Development Type: N/A	No. of Buildings: 0
Units: N/A - Residential / N/A - Commercial	End User: Owner-Occupied (by Applicant)
Gross Floor Area (sq. ft.): Insert Gross Floor Area (sq. ft.)	Construction Cost / sq. ft.: \$N/A
Construction Costs: \$N/A	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$N/A	

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: N/A	PRA Board Approval: TBD
Construction Commencement Deadline: 3 months	Construction Completion Deadline: 12 months

DEVELOPMENT FACT SHEET

Last Updated: **Enter Date Last Updated**

6. DEVELOPMENT SUMMARY

How was title acquired? Title was acquired from Sheriff Sale on November 3, 1988

Project Summary:

- (1) Description of proposed project – Community Garden
- (2) Economic Opportunity Plan – Does not apply as the value of the property and development costs are less than \$100,000

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input type="checkbox"/> Right of Re-entry/Reverter
---	---

If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

Garden Restrictions A. Permitted Use and the Ancillary Use(s). "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law. "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, a single bulletin board not greater than nine (9) square feet, washing stations, sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement. 8B. Restrictions. No later than one (1) year following settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the property must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year. No more than fifty percent (50%) of the total land area of the property may be used for any of the Ancillary Use(s) at any time. The sale of Crops at the property is not permitted to exceed a certain dollar amount as determined by the Agency, in its sole discretion, in any calendar year. All compost must be stored in rodent-resistant containers. No structures are permitted on the property unless expressly permitted by the agreement. Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited. Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the property is prohibited. The property shall at all times be used, operated, and maintained in accordance with the agreement and all applicable laws.

7. STAFF RECOMMENDATION

Recommend to convey this parcel to Arcadia Commons to develop a community garden.

Prepared by: Brian Romano

Reviewed by: Angel Rodriguez

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

DEVELOPMENT FACT SHEET

Last Updated: **Enter Date Last Updated**

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