

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, SEPTEMBER 08, 2021**

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

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of August 10, 2021

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# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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Prior to the start of the meeting, Mr. Harmon made the announcement that, due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting is being held electronically via an authorized communication device, 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 stated that he provided his email address to the public for any issues with submitting questions and/or comments Mr. Harmon further stated there were no public comments received prior to the meeting.

**\*\*\*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.**

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A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, August 11, 2021, commencing at 4:00 P.M., pursuant to proper notices being made.

### ANNOUNCEMENTS

None.

### ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Michael Rashid, Secretary; and Sabrina Maynard, Treasurer.

The following member of the Board of Directors not present: James Cuorato, Vice Chair.

The following assigned staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Jessie Lawrence, Robert LaBrum, Tracy Pinson-Revier and Elizabeth Bonaccorso.

Also in attendance: Charles Simmons, Allison Weiss, Jeffery Young, Elaine Johnson, Diane Davis, Kimberly Nelson, Judith Robinson, Abdul-Rahim Muhammad, Ed McColly (Habitat for Humanity), Jacque Sims (Maple Corporation).



## **MINUTES**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of July 14, 2021.

Upon motion made and duly seconded, the minutes of July 14, 2021 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller stated the emergency rental assistance program has distributed over One Hundred Thirty-Five Million Dollars (\$135,000,000). Mr. Heller asked if everyone could help spread the word to make sure that all eligible tenants and landlords can get assistance. This is especially crucial now that the eviction moratorium is expected to expire soon. Information can be found at [PHLRentAssist.org](http://PHLRentAssist.org).



## **ADMINISTRATIVE**

**Mr. LaBrum presented "Item II(a) – Approval of Construction Contract with EDA Contractors, Inc." in substance consistent with the attached Fact Sheet hereto.**

### *Additional Comments and Discussion*

Ms. Fadullon recognized Elaine Johnson and invited her to speak. Ms. Johnson asked how the public would know whether the Economic Opportunity Plan ("EOP") percentages will be met for this project. Mr. LaBrum stated that the Rebuild Program ("Rebuild") has four (4) third party monitoring firms that monitor Rebuild Projects. Mr. LaBrum stated at this time is unsure who will be assigned to monitor EOP compliance for this project. Mr. LaBrum stated Rebuild does a great job with respect to EOP monitoring. Mr. LaBrum pointed out that during each pre-construction meeting, staff meets with the contractor, a representative from Rebuild and the assigned third party EOP monitoring consultant. Furthermore, staff works with the contractor throughout the entire process.

Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson stated that she had the same question as Ms. Johnson and that she would like to ask how the public can obtain a copy of the monitoring documents. Mr. LaBrum stated that the documents are easily obtainable. Mr. LaBrum stated that he could reach out to Rebuild. Finally, Mr. LaBrum stated that Ms.

Robinson could reach out to Kira Strong who oversees Rebuild and that she would have the relevant documentation.

Ms. Fadullon informed Ms. Robinson that Rebuild has its own website and provided Ms. Strong's email address: [Kira.Strong@phila.gov](mailto:Kira.Strong@phila.gov).

### **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. 2021-57**

#### **RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH EDA CONTRACTORS, INC., FOR THE WEST OAK LANE LIBRARY ROOF REPLACEMENT PROJECT AT 2000 EAST WASHINGTON LANE**

**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 West Oak Lane Library roof replacement project (the "Project") at 2000 East Washington Lane.

**WHEREAS**, EDA Contractors, Inc. ("EDA") submitted its response to the RFP, outlining its extensive experience.

**WHEREAS**, EDA'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 Deputy Executive Director of Real Estate to enter into a Construction Contract with EDA for the Project, with a maximum compensation not to exceed Six Hundred Fifty-Three Thousand Six Hundred Sixty and 15/100 Dollars (\$653,660.15) (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, Ms. Maynard, Mr. Rashid, and Ms. Buckley.



**Mr. Lawrence presented "Item II(b) – Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson asked about the properties listed in the 5<sup>th</sup> Councilmanic District, in the Brewerytown section of the City, and the status of the developments located on the 1400 Block of 27<sup>th</sup> Street and 1500 Block of 28<sup>th</sup> Street. Ms. Robinson stated that she is involved in the 32<sup>nd</sup> Ward, as well as the RCO for that area. Mr. Rodriguez responded by asking Ms. Robinson if she could clarify if she was asking about regarding those properties.

Ms. Robinson asked whether these properties being used for a specific project or just being transferred to the Land Bank and for what reason. Mr. Rodriguez replied these properties are being transferred to Land Bank for future Requests for Proposals ("RFPs") for affordable housing. Ms. Robinson asked if this would take place within the next year whether the Land Bank has a specific plan for these properties. Mr. Rodriguez responded, at this time, nothing is planned; however, within the next year such a process would begin. Ms. Robinson asked if this request was made from the Council President. Ms. Rodriguez explained that when properties are transferred to the Land Bank it is typically for furthering one of the purposes of the Land Bank, which is to consolidate public properties and make it easier to dispose of such properties in conjunction with council offices.

Ms. Robinson asked if the 5<sup>th</sup> Councilmanic District requested that this group of properties be transferred for a specific reason. Mr. Rodriguez stated that this was a Land Bank request to which the Council's office agreed. Mr. Rodriguez further stated that properties that are ultimately slated for disposition will then come before the Land Bank Board of Directors for project approval and that the properties will be posted in accordance with the City's Land Disposition Policy and notification will be provided to the applicable RCOs.

Ms. Fadullon recognized Ms. Johnson and invited her to speak. Ms. Johnson asked if there was a specific reason that properties go through the Land Bank for disposition. Mr. Rodriguez stated that the reasons vary by project – it could be affordable housing, sideyards, open space or a number of other reasons, depending on the desired use.

**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. 2021-58**

**PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("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**, Section 16-705 of the Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority ("Authority"), without consideration, for subsequent transfer to the Philadelphia Land Bank; 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 have been deemed surplus property by the City and the transfer of such properties to the Authority for subsequent transfer 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 accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and Chapter 16-700 of The Philadelphia Code

**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"**

**3<sup>rd</sup> Council District Properties**

610 S. 54<sup>th</sup> Street  
1317 S. Melville Street  
1328 S. Melville Street

**4<sup>th</sup> Council District Properties**

3438 W. Allegheny Avenue  
533 N. Conestoga Street

**5<sup>th</sup> Council District Properties**

2316-50 N. 11<sup>th</sup> Street  
1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
1432 N. 27<sup>th</sup> Street  
1511 N. 28<sup>th</sup> Street  
1513 N. 28<sup>th</sup> Street  
1521 N. 28<sup>th</sup> Street  
1523 N. 28<sup>th</sup> Street  
1525 N. 28<sup>th</sup> Street  
1009-11 W. Dauphin Street  
2705 Jefferson Street  
2815 Jefferson Street  
1532 N. Marston Street  
1559 N. Marston Street  
1561 N. Marston Street

**7<sup>th</sup> Council District Properties**

2955 N. 8<sup>th</sup> Street  
508 E. Cambria Street  
809 W. Firth Street  
167 E. Lippincott Street  
3217 Shelbourne Street

Voting for the foregoing resolution: Ms. Fadullon, Ms. Maynard, Mr. Rashid, and Ms. Buckley.



**Mr. Lawrence presented "Item II(c) – Conveyance of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon recognized Ms. Johnson and invited her to speak. Ms. Johnson asked whether Philadelphia Redevelopment Authority properties are transferred to the Land Bank for the same reasons as City properties are transferring to the Land Bank. Mr. Rodriguez stated that Ms. Johnson is correct.

**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. 2021-59**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("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 Philadelphia Redevelopment Authority ("Authority") qualify for transfer from the 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"**

**Properties Owned by Philadelphia Redevelopment Authority to be Transferred to Philadelphia Land Bank**

**1<sup>st</sup> Council District Properties**

2612 S. 9<sup>th</sup> Street  
2118 Bellmore Street  
2250 E. William Street  
2252 E. William Street

**7<sup>th</sup> Council District Properties**

262 W. York Street

Voting for the foregoing resolution: Ms. Fadullon, Ms. Maynard, Mr. Rashid, and Ms. Buckley.



**DEVELOPMENT**

**Mr. Lawrence presented "Item III(a) – Amendment to Resolution No. 2020-56, adopted on September 9, 2020" in substance consistent with the attached Fact Sheet hereto.**

**Additional Comments and Discussion**

Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson stated that she loves the work Habitat for Humanity ("Habitat") does in the City of Philadelphia. Ms. Robinson stated that her issue with respect to this project is that it would remove existing parking. Ms. Robinson stated there is a major parking issue in this area. Ms. Robinson further stated around this

area there is a school and teachers park there when school is in session and Temple's student housing is also in this vicinity.

Ms. Robinson also stated that this is the first time the 32<sup>nd</sup> Ward is hearing about this project. Ms. Robinson stressed that parking is a major problem in the area. Ms. Robinson requested the Board to consider giving Habitat a different property to maintain the current parking usage at this property.

Ms. Fadullon asked if anyone from Habitat is in attendance. Mr. Rodriguez replied that Mr. McColly is in attendance. Ms. Fadullon recognized Mr. McColly and invited him to speak. Mr. McColly thanked the Board members and that he appreciated the issues being raised.

Mr. McColly stated that these properties have been part of this proposed development since the inception of this project. Mr. McColly stated that these four properties were included in Habitat's initial property development application. Mr. McColly stated that he feels this is just amending the existing the proposal to include these properties.

Ms. Fadullon asked Mr. McColly if Habitat has had any conversation with the community or met with the RCO's about the development, and whether Habitat had received any feedback. Mr. McColly that their conversations thus far have only been with other Habitat residents. Mr. McColly stated Habitat has spoken with homeowners from other Habitat projects in the vicinity and that those residents are in favor of the project; however, Habitat has not spoken to the RCO. Mr. McColly stated he did not anticipate triggering zoning variances on this.

Ms. Fadullon recognized Ms. Johnson and invited her to speak. Ms. Johnson stated although Habitat applied for these properties in whole there is some disconnect, and this is why we are present at today's meeting. Ms. Johnson asked if Habitat was doing anything to address the lack or limited parking in these areas. Ms. Johnson stated yes, the community wants to build and to address the housing situation but again streets are being taken over in the area. Ms. Johnson asked how parking and housing could be obtained because the neighborhood needs both.

Ms. Robinson asked if this project needs to be rushed along. Ms. Robinson requested a community meeting to be scheduled to discuss the next phase of this project and to see if any resolution can be made. Ms. Robinson stated that she would arrange a meeting at a time convenient for Habitat and, if there is a timeline, she said she would help to meet Habitat's timeframe. Finally, Ms. Robinson asked the Board not to vote on this matter until a community meeting is scheduled with representatives from Habitat.

Ms. Fadullon stated a broader conversation needs to happen around this matter between the redeveloper and community. Ms. Maynard asked if it would be an issue if the Board were to table the item for a month for these discussions to take place? Ms. Fadullon replied that this item could always be resubmitted for consideration by the Board if it was tabled now. Ms. Fadullon stated that she did not believe that this project had tax credits or anything else necessitating a deadline for settlement. Mr. Rodriguez confirmed that this was not a tax credit project.

Mr. Rashid made a motion to the Chair, Ms. Fadullon, to table this item today until a meeting occurs between the RCO and the developer. Ms. Buckley 2<sup>nd</sup> this motion.

Ms. Fadullon for the record stated this item is being tabled until meeting is able to take place between Habitat, the community and the RCO.



**Mr. Rodriguez presented "Item III(b) – Amendment to Resolution No. 2018-95, adopted on November 14, 2018" 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. 2021-60  
(Amending Resolution 2018-95, Adopted November 14, 2018)**

**MODIFICATION TO RESOLUTION NO. 2018-95, ADOPTED NOVEMBER 14, 2018,  
AUTHORIZING THE CONVEYANCE OF PROPERTY TO THE CITY OF  
PHILADELPHIA'S DEPARTMENT OF PUBLIC PROPERTY**

**WHEREAS**, pursuant to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, the Authority Board authorized the conveyance of the entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel"), to the City of Philadelphia ("City") Parks and Recreation Department ("Parks & Recreation") for the nominal price of One Dollar (\$1.00).

**WHEREAS**, the Board is now requested to authorize an amendment to Resolution 2018-95, adopted on November 14, 2018, to provide authorization to transfer the aforementioned Church Parcel and Playground Parcel to the City's Department of Public Property ("DPP") rather than Parks & Recreation, for the nominal price of One Dollar (\$1.00), in accordance with the attached Fact Sheet.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Resolution No. 2018-95, adopted November 14, 2018, is amended to provide that authorization is given for the conveyance of the aforementioned Church Parcel and Playground Parcel to the City's DPP for the nominal price of One Dollar (\$1.00); further authorizing the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the aforementioned properties in form and substance acceptable to Authority's counsel.

**FURTHER RESOLVING**, that all other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

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

Voting for the foregoing resolution: Ms. Fadullon, Ms. Maynard, Mr. Rashid, and Ms. Buckley.



**OLD BUSINESS**

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson stated that the City is in the midst of gentrification in North Central area and that she has requested information regarding the Planning Commission and the major project going in in Strawberry Mansion and North Central. Ms. Robinson further stated the community needs help to understand what is going on.



**NEW BUSINESS**

Ms. Fadullon inquired if there was any new business for the Board. Ms. Fadullon recognized Ms. Johnson and invited her to speak. Ms. Johnson asked for information with regards to Land Bank applications to obtain properties for affordable housing. Ms. Johnson further asked if this is something which can be addressed here. Mr. Rodriguez asked whether she was looking for general application information or whether she was looking for information concerning properties before the Board today. Ms. Johnson stated she is not discussing properties before the Board today; rather, she is referring to other properties in the Land Bank's inventory.

Mr. Rodriguez advised Ms. Johnson that he will put the link in the chat feature. Mr. Rodriguez explained to Ms. Johnson how to use the link and how she could view the Land Bank's inventory. Mr. Rodriguez stated Ms. Johnson could reach out him or Mr. Lawrence with any questions. Ms. Johnson thanked Mr. Rodriguez for the information.



**ADJOURNMENT**

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:37 P.M.

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SECRETARY TO THE BOARD

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

**PRA Board Attendance of August 11, 2021**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
No	Charles Simmons	Charles	Simmons	charlessimmonssr63@gmail.com
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh5@gmail.com
No	Jeffery Young	Jeffery	Young	jyoung@legislawyers.com
Yes	L Elaine Johnson	L	Elaine Johnson	president@laputts.com
Yes	Ed McColly	Ed	McColly	edwardm@habitatphiladelphia.org
Yes	Jacque Sims-The Maple Corporation	Jacque	Sims-The Maple Corporation	jacquelyn@maplehousing.org
Yes	Diane Davis	Diane	Davis	girlsrdav@verizon.net
No	Kimberly Nelson	Kimberly	Nelson	kymneo@msn.com
Yes	QUEEN Judith Robinson	QUEEN	Judith Robinson	jjdthrbnsn@aol.com
Yes	Abdul-Rahim Muhammad	Abdul-Rahim	Muhammad	icpic@rcn.com
	12158821025			



BOARD FACTSHEET  
 Meeting of August 11, 2021  
 Approval of Construction Contract  
 EDA Contractors, Inc.  
 West Oak Lane Library Roof Replacement

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**NATURE OF TRANSACTION:**

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and EDA Contractors, Inc. ("EDA") for the West Oak Lane Library roof replacement project (the "Project"), located at 2000 East Washington Lane. This Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the demolition of existing roof and the installation of new roof insulation, blocking at roof edge, curbs, new metal fascia, counter flashings, with a new multi-ply modified bitumen roofing system. Also included is the replacement of roof drains and the installation of a safety-rail system around the roof hatch.

**SELECTION PROCESS:**

On June 24, 2021, the Authority advertised a Request for Proposals ("RFP") for the Project. The Authority received two (2) proposals. EDA's proposal was selected by the Project review team.

**EDA Contractors, Inc.**

633 Dunksferry Road  
 Bensalem, PA 19020  
 Total Base Bid: \$594,236.50  
 EOP: 30-35% MBE; 15-20% WBE

**FINANCING:**

The Project will be funded with bond proceeds as outlined in the Subgrant Agreement between the Authority, the City 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 August 11, 2021

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

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**Nature of Transaction:** The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("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 3<sup>rd</sup> Council District Office, 4<sup>th</sup> Council District Office, 5<sup>th</sup> Council District Office and the 7<sup>th</sup> Council District Office.

**PROPERTY INFORMATION:**

The City properties attached hereto as Exhibit "A" will be Conveyed to the Philadelphia Land Bank without consideration through the Authority, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and Chapter 16-700 of The Philadelphia Code.

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**3<sup>rd</sup> Council District Properties**

610 S. 54<sup>th</sup> Street  
1317 S. Melville Street  
1328 S. Melville Street

**4<sup>th</sup> Council District Properties**

3438 W. Allegheny Avenue  
533 N. Conestoga Street

**5<sup>th</sup> Council District Properties**

2316-50 N. 11<sup>th</sup> Street  
1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
1432 N. 27<sup>th</sup> Street  
1511 N. 28<sup>th</sup> Street  
1513 N. 28<sup>th</sup> Street  
1521 N. 28<sup>th</sup> Street  
1523 N. 28<sup>th</sup> Street  
1525 N. 28<sup>th</sup> Street  
1009-11 W. Dauphin Street  
2705 Jefferson Street  
2815 Jefferson Street  
1532 N. Marston Street  
1559 N. Marston Street  
1561 N. Marston Street

**7<sup>th</sup> Council District Properties**

2955 N. 8<sup>th</sup> Street  
508 E. Cambria Street  
809 W. Firth Street  
167 E. Lippincott Street  
3217 Shelbourne Street



**BOARD FACTSHEET**

Meeting of August 11, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1<sup>st</sup> Council District Office and 7<sup>th</sup> Council District Office.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**1<sup>st</sup> Council District Properties**

2612 S. 9<sup>th</sup> Street  
2118 Bellmore Street  
2250 E. William Street  
2252 E. William Street

**7<sup>th</sup> Council District Properties**

262 W. York Street



**BOARD FACTSHEET**

Meeting of August 11, 2021

Modification to Resolution No. 2020-56, adopted September 9, 2020

Habitat for Humanity Philadelphia, Inc.

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

**Nature of Transaction:** The Board is requested to modify Resolution No. 2020-56, adopted on September 9, 2020, selecting Habitat for Humanity Philadelphia, Inc. ("Habitat") as developer of 1604-08 Page Street located within the Model Cities Urban Renewal Area. The modification requested is to revise the approved addresses to include 1610, 1612, 1614 and 1616 Page Street. The aforementioned properties have been transferred from the Philadelphia Land Bank to the Philadelphia Redevelopment Authority ("Authority") to be included in the project. The modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street.

The Board is also requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units. Modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

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

- Phil Patrone – Chair
- Donald Moore – Treasurer, Chair-Elect
- Janice Wong – Secretary
- Tom Schneberger – Executive At-Large

**Mailing Address:** 1829 N. 19<sup>th</sup> Street, Philadelphia, PA, 19121

**PROPERTY DESCRIPTION:** 1604-08 Page Street – 2,481 sq. ft.  
 1610 Page Street – 819 sq. ft.  
 1612 Page Street – 809 sq. ft.  
 1614 Page Street – 844 sq. ft.  
 1616 Page Street – 804 sq. ft.

**Zoning:** RM-1

**Use:** Residential

**Disposition Value:** Nominal (\$7.00)

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 households and/or families at or below 60% of Area Median Income (AMI).

**FINANCING:**

Habitat is purchasing the properties listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses. Habitat will also apply for additional funds from FHLB Pittsburgh to replenish its business funds that are being utilized for the proposed project.

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start three (3) months after closing with construction completion within twenty-four (24) months thereafter.

Habitat 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 approved by the City and Habitat will utilize a sweat equity model for development resulting in 0% MBE and 0% WBE participation.

Proposed resolution, site plan, photo and sources and uses are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of August 11, 2021

Amendment to Resolution No. 2018-95, adopted on November 14, 2018

Conveyance of Properties to the City of Philadelphia  
Department of Public Property

**NAME OF DEVELOPER/APPLICANT:** City of Philadelphia (the "City"), acting through its Department of Public Property ("DPP")

**Nature of Transaction:** Amendment to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, which authorized the conveyance to the City's Parks and Recreation Department ("Parks & Recreation") of the following parcels for nominal consideration.

An amendment to Resolution No. 2018-95, adopted on November 14, 2018, is requested to authorize the transfer of the following parcels to DPP rather than Parks & Recreation. All other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

**PROPERTY INFORMATION:**

The entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel").

**Description:** DPP will be taking ownership of this parcel to develop and extend the playground and park space that is currently existing on the Playground Parcel. These improvements support DPP's commitment to improve how its assets meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City.

**Disposition Price:** One Dollar (\$1.00)

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

Prepared by: Ryan Harmon and Brian Romano, Project Manager  
Reviewed by: Ryan Harmon



**BOARD FACTSHEET**

Meeting of September 8, 2021

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

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**Nature of Transaction:** The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("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 2<sup>nd</sup> Council District and the 5<sup>th</sup> Council District.

**PROPERTY INFORMATION:** The City properties attached hereto as Exhibit "A" will be Conveyed to the Philadelphia Land Bank without consideration through the Authority, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and Chapter 16-700 of The Philadelphia Code.

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence



**EXHIBIT "A"**

**2<sup>nd</sup> Councilmanic District Property**

1138-42 S. 20<sup>th</sup> Street  
1329 S. 21<sup>st</sup> Street  
1303 S. 23<sup>rd</sup> Street  
1306 S. 28<sup>th</sup> Street  
1213 S. Bonsall Street  
1148 S. Cleveland Street  
1554 S. Dover Street  
2632 Ellsworth Street  
2054 Gerritt Street  
2612 Latona Street  
2741 Latona Street  
2123 Montrose Street  
1701 S. Ringgold Street  
1703 S. Ringgold Street  
1126 S. Sydenham Street  
2051 Titan Street  
2628 Titan Street  
2630 Titan Street  
3036 Titan Street  
3009 Wharton Street

**5<sup>th</sup> Councilmanic District Property**

1335 N. 8<sup>th</sup> Street  
2929 N. 13<sup>th</sup> Street  
929 N. 30<sup>th</sup> Street  
931 N. 30<sup>th</sup> Street  
1755 N. 31<sup>st</sup> Street  
2700 W. George Street  
2713 W. George Street  
914 N. Taney Street  
916 N. Taney Street  
920 N. 27<sup>th</sup> Street  
922 N. 27<sup>th</sup> Street  
1213 N. 27<sup>th</sup> Street  
1217 N. 27<sup>th</sup> Street  
1225 N. 29<sup>th</sup> Street  
1240 N. Dover Street  
857 N. 20<sup>th</sup> Street  
854 N. Uber Street

858 N. Uber Street  
860 N. Uber Street  
862 N. Uber Street  
854 Field Street  
856 Field Street  
858 Field Street  
860 Field Street  
1609 Ogden Street  
667 N. 11<sup>th</sup> Street  
607 N. 12<sup>th</sup> Street  
626 Master Street  
710 Master Street

**RESOLUTION NO.**

**PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("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**, Section 16-705 of the Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority ("Authority"), without consideration, for subsequent transfer to the Philadelphia Land Bank; 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 have been deemed surplus property by the City and the transfer of such properties to Authority for subsequent transfer 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 accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and Chapter 16-700 of the Philadelphia Code.

**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"**

**2<sup>nd</sup> Councilmanic District Property**

1138-42 S. 20<sup>th</sup> Street  
1329 S. 21<sup>st</sup> Street  
1303 S. 23<sup>rd</sup> Street  
1306 S. 28<sup>th</sup> Street  
1213 S. Bonsall Street  
1148 S. Cleveland Street  
1554 S. Dover Street  
2632 Ellsworth Street  
2054 Gerritt Street  
2612 Latona Street  
2741 Latona Street  
2123 Montrose Street  
1701 S. Ringgold Street  
1703 S. Ringgold Street  
1126 S. Sydenham Street  
2051 Titan Street  
2628 Titan Street  
2630 Titan Street  
3036 Titan Street  
3009 Wharton Street

**5<sup>th</sup> Councilmanic District Property**

1335 N. 8<sup>th</sup> Street  
2929 N. 13<sup>th</sup> Street  
929 N. 30<sup>th</sup> Street  
931 N. 30<sup>th</sup> Street  
1755 N. 31<sup>st</sup> Street  
2700 W. George Street  
2713 W. George Street  
914 N. Taney Street  
916 N. Taney Street  
920 N. 27<sup>th</sup> Street  
922 N. 27<sup>th</sup> Street  
1213 N. 27<sup>th</sup> Street  
1217 N. 27<sup>th</sup> Street  
1225 N. 29<sup>th</sup> Street  
1240 N. Dover Street  
857 N. 20<sup>th</sup> Street  
854 N. Uber Street

858 N. Uber Street  
860 N. Uber Street  
862 N. Uber Street  
854 Field Street  
856 Field Street  
858 Field Street  
860 Field Street  
1609 Ogden Street  
667 N. 11<sup>th</sup> Street  
607 N. 12<sup>th</sup> Street  
626 Master Street  
710 Master Street



**BOARD FACTSHEET**

Meeting of September 8, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2nd Council District Office and 3rd Council District Office.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**2<sup>nd</sup> Councilmanic District Properties**

2103 S. 58<sup>th</sup> Street

**3<sup>rd</sup> Council District Property**

3625 Wallace Street

**RESOLUTION NO.**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("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 Philadelphia Redevelopment Authority ("Authority") qualify for transfer from the 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"**

**Properties Owned by Philadelphia Redevelopment Authority to be Transferred to Philadelphia Land Bank**

**2nd Council District Properties**

2103 S. 58<sup>th</sup> Street

**3rd Council District Property**

3625 Wallace Street



## BOARD FACTSHEET

Meeting of September 8, 2021

*Neighborhood Preservation Initiative – 2021 Bond Issue*

The Philadelphia Redevelopment Authority (the "**Authority**") will, at the direction and with the cooperation of the City of Philadelphia (the "**City**"), provide financial and administrative services to the City in connection with, and undertake, certain housing, small business, commercial corridors, and neighborhood infrastructure programs within the City referred to as the "Neighborhood Preservation Initiative" (the "**Program**"), including the financing of certain costs thereof. The Program will be funded with proceeds from one or more bonds issued by the Authority as previously authorized by City Council Ordinance (Bill No. 210203), which was adopted by City Council on May 13, 2021, and approved by the Mayor on May 27, 2021 (the "**Program Ordinance**"). The Program aims to improve and enhance housing, small business, commercial corridors and neighborhood infrastructure within the City in order to promote the health, welfare and safety of the residents of the City, prevent and eliminate blight, and encourage the provision of healthful homes, a decent living environment and adequate places of employment for residents of the City through redevelopment, renewal, rehabilitation, housing, conservation, urban beautification and/or commercial section and neighborhood development activities. The Program is more specifically outlined in the Program Ordinance.

The City has requested the Authority to issue up to One Hundred Million Dollars (\$100,000,000) total aggregate principal amount of the Authority's revenue bonds, in one or more series, as tax-exempt and/or taxable bonds (the "**2021 Bonds**") for the purpose of providing financing for certain costs of the Program, together with any funded interest on the 2021 Bonds, costs of any credit or liquidity enhancement for the 2021 Bonds and costs of issuance of the 2021 Bonds (together, the "**2021 Project**").

The Board is requested to adopt a resolution to approve, among other things, the issuance and sale of the 2021 Bonds and such other documents and instruments (including, without limitation, any agreement with the City relating to the expenditure of proceeds of the 2021 Bonds and any intergovernmental cooperation agreement with the City or amendment or supplement to any existing agreements with the City, any as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution) and to take such other action as may be necessary or appropriate in order to, among other things, (i) effectuate the execution and delivery and performance by the Authority of a Service Agreement, (ii) effectuate the execution and delivery of a Trust Indenture and a Bond Purchase Agreement, (iii) the preparation and distribution of a Preliminary Official Statement, (iv) the execution, delivery and distribution of a final Official Statement, (v) providing for the principal amounts, series, provisions for maturity of, and rates of interest on, such 2021 Bonds,

(vi) authorize investment by the trustee, (vii) making an official Declaration of Intent relating to reimbursement of costs of the 2021 Project, (viii) appointing co-bond counsel, (ix) requesting the trustee to authenticate such bonds, and the consummation of the transactions contemplated thereby, and the undertaking of the Program, all in accordance with the attached Resolution.

A proposed form of Resolution is attached.

Prepared by: Ryan Harmon  
Reviewed by: Gregory Heller

## RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE UNDERTAKING OF A NEIGHBORHOOD PRESERVATION INITIATIVE WHICH INCLUDES HOUSING, SMALL BUSINESS, COMMERCIAL CORRIDORS AND NEIGHBORHOOD INFRASTRUCTURE PROGRAMS AND THE FINANCING THEREOF; APPROVING THE EXECUTION AND DELIVERY OF A SERVICE AGREEMENT BETWEEN THE AUTHORITY AND THE CITY OF PHILADELPHIA; AUTHORIZING AND DIRECTING THE ISSUANCE OF UP TO \$100,000,000 TOTAL AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S REVENUE BONDS TO FINANCE THE 2021 PROJECT AS DESCRIBED HEREIN; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING SUCH BONDS; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT AND THE ACCEPTANCE OF A RELATED LETTER OF REPRESENTATIONS FROM THE CITY; AUTHORIZING AND APPROVING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING AND APPROVING THE EXECUTION, DELIVERY AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF SUCH BONDS; PROVIDING FOR THE PRINCIPAL AMOUNTS, SERIES, PROVISIONS FOR REDEMPTION AND MATURITY OF, AND RATES OF INTEREST ON, SUCH BONDS; AUTHORIZING INVESTMENT BY THE TRUSTEE; MAKING AN OFFICIAL DECLARATION OF INTENT RELATING TO REIMBURSEMENT OF COSTS OF THE 2021 PROJECT; APPOINTING CO-BOND COUNSEL; REQUESTING THE TRUSTEE TO AUTHENTICATE SUCH BONDS; AUTHORIZING INCIDENTAL ACTION TO BE TAKEN BY OFFICERS OF THE AUTHORITY; AND REPEALING INCONSISTENT RESOLUTIONS.**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") is a public body and a body corporate and politic, exercising public powers of the Commonwealth of Pennsylvania (the "Commonwealth") as an agency thereof, created under and pursuant to the Pennsylvania Urban Redevelopment Law, Act No. 385 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 991), as amended and supplemented (the "Authority Law"); and

**WHEREAS**, the Authority exists and operates under the Authority Law for the public purposes of the elimination of blighted areas through economically and socially sound redevelopment of such areas, as provided by the Authority Law, in conformity with the comprehensive general plan of The City of Philadelphia (the "City"), for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful homes, a decent living environment and adequate places of employment for the people of the Commonwealth; and

**WHEREAS**, under the Authority Law and the Redevelopment Cooperation Law (as defined below), the Authority has all powers necessary or appropriate to carry out and effectuate the purposes and provisions of the Authority Law and the Redevelopment Cooperation Law, including, *inter alia*, the powers to cooperate with the City and to act as agent for the City for the

public purposes set out in the Authority Law; and to issue bonds of the Authority for any of its corporate purposes; and

**WHEREAS**, the City is authorized by the Pennsylvania Redevelopment Cooperation Law, Act No. 383 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 982), as amended and supplemented (the "Redevelopment Cooperation Law") to enter into agreements with the Authority respecting action to be taken by the City pursuant to any of the powers granted by the Redevelopment Cooperation Law; to make such appropriations to the Authority as are deemed necessary to assist the Authority in carrying out its public purposes; and to designate the Authority as the City's agent within the Authority's field of operation to perform any specified activity or to administer any specified program which the City is authorized by law to do in furtherance of the public purposes specified in the Authority Law; and

**WHEREAS**, the City and the Authority are authorized by law to undertake the Program (as defined below), and the Program furthers the public purposes specified in the Authority Law; and

**WHEREAS**, neither the Commonwealth nor the United States offers a program which duplicates the respective programs constituting the Program; and

**WHEREAS**, the Authority and the City have determined, in accordance with the Ordinance (as defined below), that: (i) the Authority will, at the direction and with the cooperation of the City, by entering into a Service Agreement with the City (the "Service Agreement"), provide financial and administrative services to the City in connection with, and undertake, certain housing, small business, commercial corridors, and neighborhood infrastructure programs within the City referred to as the "Neighborhood Preservation Initiative" (the "Program"), including the financing of certain costs thereof, all as further described in Exhibit A to the Ordinance in order to encourage the provision of healthful homes and a decent living environment, eliminate blight, preserve critical affordable housing, respond to inadequacies in the supply of residential owner-occupied and rental housing in the City, encourage the provision of adequate places for employment, and promote economic activity to improve the health, safety and welfare of residents of the City as further described in the Ordinance through redevelopment, renewal, rehabilitation, housing, conservation, urban beautification and/or commercial section and neighborhood development activities; and (ii) the Authority will issue its Obligations (as defined below) to finance certain costs of the Program; and

**WHEREAS**, pursuant to the Service Agreement, the City will pay to the Authority a Service Fee (as defined in the Service Agreement) in consideration of the Authority's agreement to undertake the Program, by acting at the direction of and with the cooperation of the City, cooperating with the City, and taking all actions which are reasonably necessary to facilitate the Program; and

**WHEREAS**, the City Council of the City, by Ordinance (Bill No. 210203), adopted May 13, 2021, and approved by the Mayor on May 27, 2021 (the "Ordinance") has: (i) authorized and approved the execution and delivery, from time to time, of one or more service agreements with the Authority, including the Service Agreement, as determined by the City's Director of Finance; (ii) approved the issuance from time to time by the Authority of bonds, notes or other evidences

of indebtedness (including reimbursement obligations related to lines or letters of credit) (the "Obligations") in an aggregate principal amount not to exceed \$400,000,000, net of original issue discount, plus amounts necessary for costs of issuance, amounts necessary to effect any refunding of Obligations, interest on the Obligations and costs of credit or liquidity enhancement, at any one time outstanding, in one or more series, either as taxable or tax-exempt obligations, to finance or refinance certain costs of the Program, interest on the Obligations, costs of credit or liquidity enhancement, amounts necessary to effect any refunding, and the costs of issuing the Obligations; and (iii) authorized and approved the performance by the City of its obligation to pay in full when due the Service Fee and other amounts payable under the Service Agreement; and

**WHEREAS**, at the request of the City, the Authority has determined to issue up to \$100,000,000 total aggregate principal amount of the Authority's revenue bonds, in one or more series, as tax-exempt and/or taxable bonds (the "2021 Bonds") for the purpose of providing financing for certain costs of the Program, together with any funded interest on the 2021 Bonds, costs of any credit or liquidity enhancement for the 2021 Bonds and costs of issuance of the 2021 Bonds (together, the "2021 Project"); and

**WHEREAS**, the Authority will issue the 2021 Bonds under a Trust Indenture, of even date with the Service Agreement (the "Trust Indenture"), between the Authority and U.S. Bank National Association, as trustee (the "Trustee"); and

**WHEREAS**, the Authority has determined to sell the 2021 Bonds pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") between the Authority and the underwriters identified therein (the "Underwriters") for whom Siebert Williams Shank & Co., LLC is acting as representative (the "Representative"); and

**WHEREAS**, pursuant to the Bond Purchase Agreement, the City will deliver to the Authority and the Representative a Letter of Representations (the "Letter of Representations") at the time of execution and delivery of the Bond Purchase Agreement; and

**WHEREAS**, the Underwriters propose to offer the 2021 Bonds for sale pursuant to a Preliminary Official Statement and a final Official Statement; and

**WHEREAS**, certain action is required to be taken by the Authority as a prerequisite to the issuance and sale of the 2021 Bonds.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Redevelopment Authority that:

Section 1. The Authority hereby finds, determines and declares that the undertaking of the Program and the financing of the 2021 Project will further the public purposes of the Authority Law and the Redevelopment Cooperation Law and the purposes for which the Authority was created and continues to exist, and accordingly the Authority hereby approves the undertaking of the Program and the financing of the 2021 Project by the Authority as provided in this Resolution.

Section 2. The Chair, Vice Chair or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and, if required, the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix

and attest the corporate seal of the Authority to, the Service Agreement in substantially such form as counsel may advise and the officer executing the same may approve, with such approval to be conclusively evidenced by such execution.

Section 3. The Chair, Vice Chair or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and, if required, the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Trust Indenture in substantially such form as counsel may advise and the officer executing the same may approve, with such approval to be conclusively evidenced by such execution. The 2021 Bonds shall be limited obligations of the Authority and will be payable solely from the trust estate held under the Trust Indenture. There shall be no other recourse under the 2021 Bonds against the Authority or any other property now or hereafter owned by it.

Section 4. The Chair, Vice Chair or Executive Director is hereby authorized to execute and deliver the Bond Purchase Agreement (and to accept the Letter of Representations) in substantially such forms as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution.

Section 5. The preparation of the Preliminary Official Statement (including any supplements thereto) is hereby approved and the Chair, Vice Chair or Executive Director is hereby authorized to "deem final" the Preliminary Official Statement for purposes of Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended, in such form as counsel may advise and such officer may approve. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to sign and deliver the Official Statement (including any supplements thereto) on behalf of the Authority in substantially such form with such changes therein and any supplements thereto as counsel may advise and the officer executing the same may approve, with such officer's approval to be conclusively evidenced by the execution thereof. The distribution of the Preliminary Official Statement and the Official Statement, including any supplements to the Preliminary Official Statement or Official Statement, in connection with the offering and sale of the 2021 Bonds is hereby approved.

Section 6. The issuance of the 2021 Bonds is authorized and approved subject to the parameters specified in Section 7 below. The 2021 Bonds are hereby authorized and directed to be prepared for delivery in accordance with the terms of the Bond Purchase Agreement. The 2021 Bonds shall be in substantially such form as is permitted by the Trust Indenture and as counsel may advise and the officer executing the 2021 Bonds may approve, the approval of such officer to be conclusively evidenced by such execution. The Chair, the Vice Chair or the Executive Director of the Authority are hereby authorized and directed to execute the 2021 Bonds by their manual or facsimile signatures, and the corporate seal of the Authority or the facsimile thereof is hereby adopted and authorized to be imprinted thereon or affixed thereto and shall be attested by the manual or facsimile signature of the Secretary or Assistant Secretary of the Authority. The Chair, Vice Chair or Executive Director is authorized and directed to deliver the 2021 Bonds to the Trustee for authentication under the Trust Indenture herein authorized and, when authenticated, to deliver them or cause them to be delivered to the Representative pursuant to the Bond Purchase Agreement against receipt of the purchase price therefor and to deposit the amounts so received with the Trustee as provided in the Trust Indenture to be held and applied by the Trustee as

provided in the Trust Indenture. The officers of the Authority are hereby authorized to make any designation of all or a portion of the 2021 Bonds with respect to social impact bond and environmental, social and governance principle ("ESG") matters and provide related certifications and disclosures for investors.

Section 7. The 2021 Bonds shall be issued in one or more series, as taxable and/or tax-exempt obligations, and in the aggregate principal amount not to exceed \$100,000,000, shall mature on the dates and in the amounts, shall be dated and numbered, in the denominations, and in the registered form carrying the exchangeability privileges, be payable in the medium of payment on the dates and at such places, bear interest, payable on the dates and at the rates, be subject to mandatory, optional and such other redemption prior to maturity and be entitled to the priorities in the revenues and receipts of the Authority, all as provided in the Trust Indenture. The purchase price of the 2021 Bonds shall not be less than par and accrued interest, if any.

Section 8. The Authority hereby appoints Cozen O'Connor and Ahmad Zaffarese LLC, as Co-Bond Counsel for the 2021 Bonds.

Section 9. The Trustee is hereby requested to authenticate the 2021 Bonds and to deliver them to or upon the order of the Chair, Vice Chair or Executive Director.

Section 10. The Trustee shall be, by virtue of this Resolution and without further authorization from the Authority, authorized, directed and requested to invest and reinvest all moneys available therefor by it pursuant to the Trust Indenture, which by the terms of the Trust Indenture may be invested, or to deposit and redeposit such moneys in such accounts as may be permitted by the Trust Indenture, all subject to the terms and limitations contained in the Trust Indenture.

Section 11. In accordance with Treas. Reg. 1.150-2, the Authority hereby states its intention that a portion of the proceeds of the 2021 Bonds authorized hereby and reasonably expected to be issued in a maximum principal amount not exceeding \$100,000,000 will be used to reimburse the City or the Authority for original expenditures relating to the 2021 Project paid prior to the date of issuance of the 2021 Bonds. All original expenditures to be reimbursed will be qualifying expenditures (as defined in Treas. Reg. 1.150-2(d)(3)). The reasonably expected source of funds that will be used to reimburse the original expenditures is the proceeds of the 2021 Bonds. The descriptions of the type and use of the property for which the original expenditures are to be fully or partially reimbursed are costs related to the 2021 Project.

Section 12. Any of the officers of the Authority are hereby authorized and directed, in cooperation with the appropriate officers of the City, to appoint such other professional advisers or underwriters for the 2021 Bonds and to execute and deliver such other documents and instruments (including, without limitation, one or more agreements with the City and any other entities relating to the expenditure of proceeds of the 2021 Bonds and one or more intergovernmental cooperation agreements with the City and any other entities or amendments or supplements to any existing agreements with the City, all as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution) and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery and performance by the Authority of the Service Agreement, the Trust Indenture and



the Bond Purchase Agreement, the preparation and distribution of the Preliminary Official Statement and the execution, delivery and distribution of the final Official Statement and the consummation of the transactions contemplated thereby, the undertaking of the Program, the issuance and sale of the 2021 Bonds, and any designation of all or a portion of the 2021 Bonds with respect to social impact bond and ESG matters, including but not limited to related certifications and disclosures to investors, all in accordance with this Resolution. Any of the officers of the Authority may execute and deliver any agreements and other documents and instruments authorized pursuant to this Resolution by digital or other electronic means to the extent permitted under applicable law.

Without limiting the foregoing authorizations, the preparation, execution, and delivery of all documentation necessary to carry out the purposes and intent of this Resolution, in form and substance acceptable to the Executive Director and General Counsel, is hereby authorized.

Section 13. Any of the officers of the Authority are hereby authorized and directed to make determinations in cooperation with the appropriate officers of the City with respect to credit enhancement for the 2021 Bonds and to enter into agreements with any bank, insurance company or other appropriate entity to provide such credit enhancement for all or any portion of the 2021 Bonds.

Section 14. This Resolution shall take effect immediately upon its adoption. All prior resolutions or parts thereof inconsistent herewith are hereby repealed.



## BOARD FACTSHEET

Meeting of September 8, 2021

Approval of \$350,000 Line of Credit Loan from Republic Bank  
for Stabilization Costs at 308 Walnut Street

**NAME OF LENDER:** Republic Bank ("Republic")

**NAME OF BORROWER:** Philadelphia Redevelopment Authority ("Authority")

**Nature of Transaction:** The Board is requested to authorize receipt of a line of credit loan in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) (the "Line of Credit") from Republic for the purpose of stabilizing the Authority-owned property located at 308 Walnut Street (the "Property"). Specifically, the Line of Credit will be used, among other things, to secure the loose dormer and mansard slates, make necessary roofing repairs to stop water damage, and to remedy potential Philadelphia Code ("Code") issues at the Property in an effort to bring the Property up to a safe and Code-compliant condition.

**Line of Credit:** The material terms of the Line of Credit are as follows:

- Line of Credit Amount: Three Hundred Fifty Thousand Dollars (\$350,000)
- Loan Term and Repayment: Five (5) years, with fifty-nine (59) consecutive equal monthly principal and interest payments, based on a ten (10) year amortization schedule, followed by one (1) final payment of all outstanding principal and interest upon maturity
- Interest Rate: 4.00%
- Collateral: None (Unsecured), although there will be a Negative Pledge on the Property ensuring no further liens or encumbrances are attached to the Property during the term of the Line of Credit
- Origination Fee: N.A.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO RECEIVE A \$350,000 LINE OF CREDIT LOAN FROM REPUBLIC BANK FOR STABILIZATION COSTS AT 308 WALNUT STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to receive a line of credit loan in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) (the "Line of Credit") from Republic Bank ("Republic") for the purpose of stabilizing the Authority-owned property located at 308 Walnut Street (the "Property") in accordance with the attached Fact Sheet.

**BE IT RESOLVED**, the Line of Credit is authorized under the following terms and conditions:

1) Promissory Note with Republic, and other ancillary loan documents, providing for the Authority's receipt of the Line of Credit from Republic in an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000);

2) Other material terms of the Line of Credit are as follows:

- Line of Credit Amount: Three Hundred Fifty Thousand Dollars (\$350,000)
- Loan Term and Repayment: Five (5) years, with fifty-nine (59) consecutive equal monthly principal and interest payments, based on a ten (10) year amortization schedule, followed by one (1) final payment of all outstanding principal and interest upon maturity
- Interest Rate: 4.00%
- Collateral: None (Unsecured), although there will be a Negative Pledge on the Property ensuring no further liens or encumbrances are attached to the Property during the term of the Line of Credit
- Origination Fee: N.A.

**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.



**PRA BOARD FACTSHEET**

Meeting of September 8, 2021

Selection of Redeveloper

5217-19 Haverford Avenue

**NAME OF DEVELOPER/APPLICANT:** Spectrum Health Services, Inc. ("Spectrum")

**Nature of Transaction:** Selection of Spectrum to construct staff parking for the adjacent community health center located at 5201-15 Haverford Avenue, within the Haddington Unit No. 1 Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):**

- Levar Haffoney – Board Chair
- Frederick Kinglee II – Vice Chair
- M. Preston Hawkins – Treasurer
- Zipporah E. Ridley – Secretary
- Veronica Hill-Milbourne – President and CEO

**Mailing Address:** 5201-15 Haverford Avenue, Philadelphia, PA, 19139

**PROPERTY DESCRIPTION:** 5217-19 Haverford Avenue ("Property")

**Description:** 3,134 sq. ft., vacant lot      **Zoning:** RSA-5      **Use:** Residential

**Disposition Value:** Thirty-Five Thousand Dollars (\$35,000.00)

The Property qualifies as a community-based facility under the City of Philadelphia's ("City") Land Disposition Policy. The Property transfer will include a self-amortizing mortgage and note with a term of thirty (30) years.

**FINANCING:**

Spectrum is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start within three (3) months after settlement and conclude within twelve (12) months after start of construction.

## Item III (a)

Spectrum is compliant with the City's 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, Spectrum will make a best faith effort as per the approved Economic Opportunity Plan as the total development costs are under One Hundred Thousand Dollars (\$100,000). Proposed resolution, photo, site plan and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.**

**RESOLUTION SELECTING SPECTRUM HEALTH SERVICES, INC., AS REDEVELOPER OF 5217-19 HAVERFORD AVENUE LOCATED WITHIN THE WEST PHILADELPHIA REDEVELOPMENT AREA, HADDINGTON UNIT NO. 1 URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Spectrum Health Services, Inc., is hereby selected as Redeveloper of 5217-19 Haverford Avenue, located within the West Philadelphia Redevelopment Area, Haddington Unit No. 1 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 Thirty-Five Thousand Dollars (\$35,000.00); 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, self-amortizing Mortgage, Note 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 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: 

Spectrum Health Services Inc
------------------------------

  
 Property Address: 

5217-5219 Haverford Ave
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**SOURCE OF FUNDS**

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt		\$0.00	0%	
Developer Equity		\$0.00	0%	
Other - describe to the right		\$89,896.00	100%	Operating Funds
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$89,896.00</b>	<b>100%</b>	

**USE OF FUNDS**

**HARD COSTS**

	Cost	% Total	
<b>ACQUISITION</b>			
Property Acquisition	\$0.00	0.00%	
Closing Costs	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
<b>UNIT CONSTRUCTION</b>			
Complete the table below	\$0.00	0.00%	
<b>OTHER CONSTRUCTION</b>			
Landscaping	\$0.00	0.00%	
Permits	\$3,100.00	3.45%	
Clearance and Demolition	\$10,200.00	11.35%	
Utility Connections & Tap Fees	\$0.00	0.00%	
<b>INFRASTRUCTURE</b>			
Streets and Sidewalks	\$7,600.00	8.45%	Concrete
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
<b>OTHER HARD COSTS</b>			
Hard Cost Contingency	\$0.00	0.00%	
Other - describe in space to the right	\$8,600.00	9.57%	Temporary Protection
Other - describe in space to the right	\$22,600.00	25.14%	Grading, infill, site prep, asphalt
Other - describe in space to the right	\$22,745.00	25.30%	Fencing, line painting, Peco coordination, underground electrical, light poles
<b>TOTAL HARD COSTS</b>	<b>\$74,845.00</b>	<b>83.26%</b>	

**SOFT COSTS**

<b>PROFESSIONAL FEES</b>			
Site Planning	\$9,200.00	10.23%	
Architecture & Engineering	\$0.00	0.00%	
Legal	\$0.00	0.00%	
Consultant	\$0.00	0.00%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$0.00	0.00%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$3,651.00	4.06%	
<b>FINANCE COSTS</b>			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
<b>OTHER SOFT COSTS</b>			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$700.00	0.78%	
Other - describe in space to the right	\$800.00	0.89%	Insurance
Other - describe in space to the right	\$700.00	0.78%	Dumpsters
Other - describe in space to the right	\$0.00	0.00%	
<b>TOTAL SOFT COSTS</b>	<b>\$15,051.00</b>	<b>16.74%</b>	

**TOTAL DEVELOPMENT COST**

<b>\$89,896.00</b>	<b>100.00%</b>
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**Construction/Rehab. Costs**

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1		0	\$0.00	\$0.00	0	\$0.00
2		0	\$0.00	\$0.00	0	\$0.00
3		0	\$0.00	\$0.00	0	\$0.00
4		0	\$0.00	\$0.00	0	\$0.00
5		0	\$0.00	\$0.00	0	\$0.00
6		0	\$0.00	\$0.00	0	\$0.00
7		0	\$0.00	\$0.00	0	\$0.00
8		0	\$0.00	\$0.00	0	\$0.00
9		0	\$0.00	\$0.00	0	\$0.00
10		0	\$0.00	\$0.00	0	\$0.00
11		0	\$0.00	\$0.00	0	\$0.00
	<b>TOTALS</b>			<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>

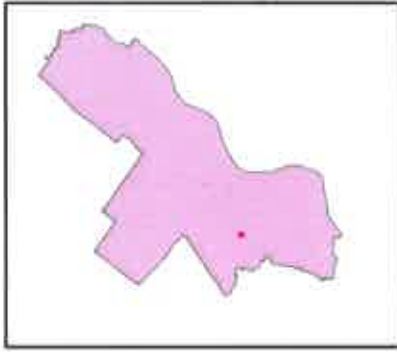
Total Sq. Ft.	Total Sq. Ft. %
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
<b>0</b>	<b>0.00%</b>



Address: 5217-19 Haverford Avenue



**Spectrum Health Services, Inc.  
5217-19 Haverford Avenue**



**Legend**  
Urban Renewal Areas  
Street Centerline  
Parcels





## BOARD FACTSHEET

Meeting of September 8, 2021

Modification to Resolution No. 2020-56, adopted September 9, 2020

Habitat for Humanity Philadelphia, Inc.

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

**Nature of Transaction:** The Board is requested to modify Resolution No. 2020-56, approved September 9, 2020, selecting Habitat for Humanity Philadelphia, Inc. ("Habitat") as developer of 1604-08 Page Street located within the Model Cities Urban Renewal Area. The modification is requested to revise the approved addresses to include 1610, 1612, 1614 and 1616 Page Street. The aforementioned properties have been transferred from the Philadelphia Land Bank to the Philadelphia Redevelopment Authority ("Authority") to include in the project. The modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street.

The Board is also requested to approve the change in the submitted plans that will increase the unit count from three (3) to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units. Modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

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

- Phil Patrone – Chair
- Donald Moore – Treasurer, Chair-Elect
- Janice Wong – Secretary
- Tom Schneberger – Executive At-Large

**Mailing Address:** 1829 N. 19<sup>th</sup> Street, Philadelphia, PA, 19121

**PROPERTY DESCRIPTION:** 1604-08 Page Street – 2,481 sq. ft.  
 1610 Page Street – 819 sq. ft.  
 1612 Page Street – 809 sq. ft.  
 1614 Page Street – 844 sq. ft.  
 1616 Page Street – 804 sq. ft.

**Zoning:** RM-1

**Use:** Residential

**Disposition Value:** Nominal (\$7.00)

The City of Philadelphia's ("City") 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 individuals and/or families at or below 60% AMI.

**FINANCING:**

Habitat is purchasing the properties listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses. Habitat will also apply for additional funds from FHLB Pittsburgh to replenish Habitat's business funds that are being utilized for the proposed project.

**COMMENTS OR OTHER CONDITIONS:**

At the request of the Board, Habitat held a community meeting on August 31, 2021, and the community was amenable to supporting the affordable housing project as proposed.

Acquisition and commencement of construction of the proposed project is estimated to start three (3) months after closing with construction completion within twenty-four (24) months thereafter.

Habitat is compliant with the City 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 approved by the City and Redeveloper will utilize a sweat equity model for development resulting in 0% MBE and 0% WBE participation.

Proposed resolution, site plan, photo and sources and uses are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.**  
**(Amendment to Resolution No. 2020-56, Adopted September 9, 2020)**

**MODIFICATION TO RESOLUTION NO. 2020-56, ADOPTED SEPTEMBER 9, 2020, TO INCLUDE ADDITIONAL PROPERTIES (1610, 1612, 1614 AND 1616 PAGE STREET) AND CHANGE IN PROJECT PLANS FOR PROPERTIES LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**WHEREAS**, pursuant to Resolution No. 2020-56, adopted on September 9, 2020, the Philadelphia Redevelopment Authority ("Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Habitat") as the Redeveloper of 1604-1608 Page Street; and

**WHEREAS**, Habitat has requested to include the following additional properties - 1610, 1612, 1614 and 1616 Page Street - into the proposed project; and

**WHEREAS**, a revision is requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units; and

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, Resolution No. 2020-56, adopted on September 9, 2020, is revised to reflect that the modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street; and approval of revised plans to increase the unit count from three (3) units to seven (7) s single-family, two (2) story, three (3) bedroom affordable homeownership units and further authorizing the execution, delivery and recording of the Redevelopment Contract, Declaration of Restrictive Covenants and a Deed for the properties 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 this Resolution necessary or desirable to carry out its purposes and intents.

**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.
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 Property Address: 

1604-1616 Page Street
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**SOURCE OF FUNDS**

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$2,000,000.00	95%	HFHP Capital (Equity & Fundraising)
Other - describe to the right	Yes	\$72,412.50	3%	Deferred Developer Fee
Other - describe to the right	Yes	\$43,932.00	2%	HFHI Gifts In Kind
Other - describe to the right	No		0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$2,116,344.50</b>	<b>100%</b>	

**USE OF FUNDS**

**HARD COSTS**

	Cost	% Total
<b>ACQUISITION</b>		
Property Acquisition	\$7.00	0.00%
Closing Costs	\$17,500.00	0.83%
Other - describe in space to the right		0.00%
<b>UNIT CONSTRUCTION</b>		
Complete the table below	\$1,411,200.00	66.68%
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$0.00	0.00%
Permits	\$15,150.00	0.72%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$55,000.00	2.60%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage		0.00%
Impact Fees	\$0.00	0.00%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$185,168.75	8.75%
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%
<b>TOTAL HARD COSTS</b>	<b>\$1,684,025.75</b>	<b>79.57%</b>

**SOFT COSTS**

	Cost	% Total
<b>PROFESSIONAL FEES</b>		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$90,000.00	4.25%
Legal	\$45,000.00	2.13%
Consultant	\$11,000.00	0.52%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$4,000.00	0.19%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
<b>FINANCE COSTS</b>		
Construction Loan Interest	\$4,000.00	0.19%
Construction Origination	\$3,750.00	0.18%
Appraisal	\$2,800.00	0.13%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
<b>OTHER SOFT COSTS</b>		
Holding Costs	\$21,000.00	0.99%
Soft Cost Contingency	\$23,268.75	1.10%
Developer Fee, if applicable	\$227,500.00	10.75%
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%
<b>TOTAL SOFT COSTS</b>	<b>\$432,318.75</b>	<b>20.43%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$2,116,344.50</b>	<b>100.00%</b>

**Construction/Rehab. Costs**

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	single family	1,200	\$168.00	\$201,600.00	7	\$1,411,200.00	8,400	100.00%
2		0	\$0.00	\$0.00		\$0.00	0	0.00%
3		0	\$0.00	\$0.00		\$0.00	0	0.00%
4		0	\$0.00	\$0.00		\$0.00	0	0.00%
5		0	\$0.00	\$0.00		\$0.00	0	0.00%
6		0	\$0.00	\$0.00		\$0.00	0	0.00%
7		0	\$0.00	\$0.00		\$0.00	0	0.00%
8		0	\$0.00	\$0.00		\$0.00	0	0.00%
9		0	\$0.00	\$0.00		\$0.00	0	0.00%
10		0	\$0.00	\$0.00		\$0.00	0	0.00%
11		0	\$0.00	\$0.00		\$0.00	0	0.00%
	<b>TOTALS</b>			<b>\$201,600.00</b>	<b>7</b>	<b>\$1,411,200.00</b>	<b>8,400</b>	<b>100.00%</b>






Address: 1604-08, 1610, 1612, 1614 and 1616 Page Street

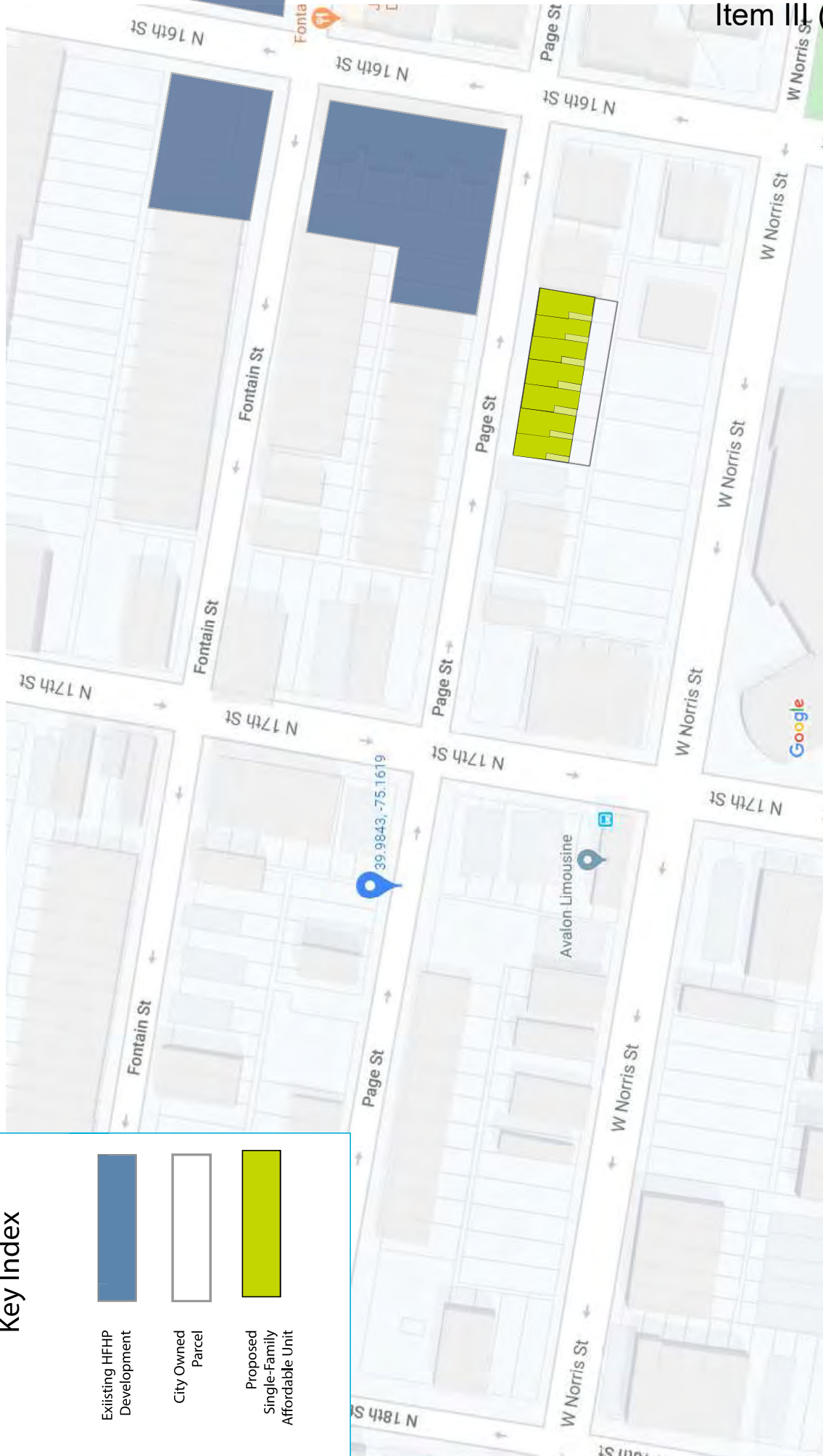




SITE PLAN

**Key Index**

	Existing HFHP Development
	City Owned Parcel
	Proposed Single-Family Affordable Unit



Item III (b)



We build strength, stability, self-reliance *and* shelter.

September 2, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

RE: 1610-16 Page Street

Dear Ms. Fadullon,

On August 11, 2021, the Philadelphia Redevelopment Authority (PRA) Board determined at their monthly meeting that Habitat for Humanity Philadelphia, Inc. (HFHP) should hold a community meeting in response to concerns raised by the community regarding the impact that HFHP's proposed 7-unit affordable housing development would have on parking in the neighborhood.

On August 31, 2021, Beech Community Services Incorporated held a community meeting regarding the parking concerns at the request of HFHP. Seventeen (17) individuals were present at this meeting. In addition to convening a community meeting, HFHP also performed outreach to residents within a one-block radius of the impacted site in the event that not all community members were available for the public meeting.

Attached to this letter are signatures expressing support of the project as well as letters from residents of HFHP's previously completed Diamond Park project, which provided affordable homeownership opportunities to 21 Philadelphia residents. HFHP was able to collect the signatures and letters of 34 additional residents from the area immediately surrounding the site.

HFHP acknowledges that parking continues to be an issue throughout many neighborhoods in Philadelphia and is willing to work with the Council President's Office and others to advocate for solutions to this issue, but strongly believes that the creation of affordable housing and providing a pathway to homeownership for all Philadelphians is of paramount importance.

Thank you for your consideration,

A handwritten signature in black ink that reads "Corinne O'Connell". The signature is written in a cursive, flowing style.

Corinne O'Connell  
CEO  
Habitat for Humanity Philadelphia, Inc.



I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia (HFHP).

This project consists of construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

My signature and address and those of my neighbors included on the following page represent that I have discussed with HFHP staff the project and the impact it will have on the neighborhood and am taking this opportunity to demonstrate my support for the project. Our community is excited to welcome 7 new families, and we look forward to meeting our new Habitat neighbors in 2022.

	ATKINSON'S INVESTMENTS LL	1637 Fontain St		X	
	ET REALTY GROUP LLC	1639 Fontain St		X	
1	HENDRICKS DARRELL H, HENDRICKS	1600 Fontain St		X	Signed at bottom of other page
2	PATTERSON MARJORIE	1604 Fontain St	X		<del>Marye Payne</del>
3	SAVAGE ALEXIS	1606 Fontain St	X		<del>Said support cant come down</del> Alexis
	PAYNE MARTY C, PAYNE PATRICIA	1608 Fontain St	X		
	WM MAE FEREBEE, ALFRED J ROBER	1610 Fontain St	X		
	KAROL ELYSE	1612 Fontain St		X	
	BARAK RAKESH	1614 Fontain St		X	
4	LAU ARNOLD	1616 Fontain St		X	<del>Mr. Lau</del>
5	MOHAJERY NEEMA, MARJOEI FATEM	1618 Fontain St		X	<del>Khane</del>
6	DAMON GERALDINE	1622 Fontain St	X		<del>+</del>
7	JFYS LLC	1624 Fontain St		X	<del>Don</del>
	ELLE & L INVESTMENTS LLC	1626 Fontain St		X	

Signed

**I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia (HFHP).**

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	STEPHENS YOLANDA M, STEPHENS C	1541 W Norris St	X		
	NGUON VANNA	1601 W Norris St	X		
8	WEST JIERRA C	1603 W Norris St	X		New Code
	SIMMONS LATANYA, LOMAY JUNE	1605 W Norris St	X		
	KERSEY TOWANDA R	1607 W Norris St	X		
	W PROPERTY INVESTMENTS LL	2005 N 16th St		X	
9	1500 PAGE ASSOCIATES LLC	2007 N 16th St		X	
	1500 PAGE ASSOCIATES LLC	2009 N 16th St		X	
10	1627 FRENCH STREET LLC	2011 N 16th St		X	Bruce Allen
	JOSEPH TODD	2013 N 16th St		X	
11	JOSEPH TODD	2015 N 16th St		X	see other page Mary Vasallo
	JOSEPH TODD	2017 N 16th St		X	
12	1801 CBM A THRU H LLC	2021 N 16th St		X	
	2013 NORTH 16TH STREET LL	2023 N 16th St		X	
	JFYS LLC	2025 N 16th St		X	

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13	VHSAT VI LLC	2027 N 16th St	X		<i>[Signature]</i>
14	BROWN LAKISHA I	2029 N 16th St	X		<i>Lakisha Brown</i>
	PICKETT CHRISTOPHER THOMA, AB	2031 N 16th St	X		-
	WALLACE ATIYA	2033 N 16th St	X		
15	RAYNOR LATASHA V	2035 N 16th St	X		<i>lk</i>
16	TEKYANE YEDNEKACHEW, DABA TIN	2014 N 16th St	X		Signed on other form
	<del>BALQUEES RABIA, RAHMAN ABDUL</del>	<del>2016 N 16th St</del>	<del>X</del>		
	PLUNKETT NIKKIA	2018 N 16th St	X		
17	MEADOWS CARISSA A WILLIAM	2020 N 16th St	X		Signed on other form
18	MARTINEZ KAREN	2022 N 16th St	X		Signed on other form
	HARDING WILLIAM R	2024 N 16th St	X		
	<del>CORBIN DEANNA V</del>	<del>2026 N 16th St</del>	<del>X</del>		
	WATERS SHEENA LYNN	2028 N 16th St	X		
	1700 NORRIS LLC	1930 N 17th St		X	
	POWELTON PROPERTIES LLC	1932 N 17th St		X	

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VHSAT VI LLC	2027 N 16th St	X		
BROWN LAKISHA I	2029 N 16th St	X		
PICKETT CHRISTOPHER THOMA, AB	2031 N 16th St	X		
WALLACE ATIYA	2033 N 16th St	X		
RAYNOR LATASHA V	2035 N 16th St	X		
TEKYANE YEDNEKACHEW, DABA TIN	2014 N 16th St	X		TINBIT DABA
<del>BALQUEES RABIA, RAHMAN ABDUL</del>	<del>2016 N 16th St</del>	<del>X</del>		
PLUNKETT NIKKIA	2018 N 16th St	X		
MEADOWS CARISSA A WILLIAM	2020 N 16th St	X		C Meadows
MARTINEZ KAREN	2022 N 16th St	X		Karen E. Wright Jr.
HARDING WILLIAM R	2024 N 16th St	X		
CORBIN DEANNA V	2026 N 16th St	X		
WATERS SHEENA LYNN	2028 N 16th St	X		
1700 NORRIS LLC	1930 N 17th St		X	
POWELTON PROPERTIES LLC	1932 N 17th St		X	

parking



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1700 NORRIS LLC	1934 N 17th St	X	
POWELTON PROPERTIES LLC	1936-38 N 17th St	X	
1700 NORRIS LLC	1940 N 17th St	X	
LOPSONZSKI 2000 N 17TH ST	2000 N 17th St	X	
DIAMOND CITY REALTY LLC	2004 N 17th St	X	
<del>DIAMOND CITY REALTY LLC</del>	<del>2006 N 17th St</del>	<del>X</del>	
19 DIAMOND CITY REALTY LLC	2008 N 17th St	X	<i>Noting later</i>
DIAMOND CITY REALTY LLC	2010 N 17th St	X	
1500 PAGE ASSOCIATES	2005 N 17th St	X	
PIBO 01 LLC	2007 N 17th St	X	
20 1500, JEFFERSON LLC	2015 N 17th St	X	<i>promise parcel</i>
TEMPLE RESEV LLC	2017 N 17th St	X	
AMZ DEVELOPMENT LLC	2019 N 17th St	X	
21 TPR HOMES LLC	2023-25 N 17th St	X	<i>TPR Homes</i>
AMZ DEVELOPMENT LLC	2014 N 17th St	X	

Marie Vassallo

2013

*Marie Vassallo* counted on other line

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SCHNEIDER THOMAS W JR, SCHNEIDER	2018 N 17th St	X	
WHITE THERESA	2020 N 17th St	X	
SCHNEIDER THOMAS W JR, SCHNEIDER	2022 N 17th St	X	<i>Spencer</i>
22 SCHNEIDER THOMAS SR, SCHNEIDER	2024 N 17th St	X	
1700 W BERKS ST LLC	2026 N 17th St	X	
KIM WOONG, KIM SOOK JA	2028 N 17th St	X	
GOODHERB ENTERPRISES LP	2030 N 17th St	X	
23 BING AN & PATRICIA AN	2032 N 17th St	X	<i>Emily</i>
GOODHERB ENTERPRISES LP	2034 N 17th St	X	
AN BING, AN PATRICIA FENGGIN	2036 N 17th St	X	

11

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	Street Address	Owr	Ren	SGNATURE
24	ARROYO ANGELIQUE M	1601 Page St	X	Signed on other form
25	INGRAM VANESSA M	1603 Page St	X	<i>[Signature]</i>
26	BERRY TUIANA S	1605 Page St	X	Signed on other form
	SHUM CHAK	1607 Page St	X	
	SQUARE MATTIE, JACKSON RENE P	1609 Page St	X	
	<del>CLINKSCALES BARBARA</del>	<del>1611 Page St</del>	<del>X</del>	<del></del>
	<del>GOTTSCHALK JOHN</del>	<del>1613 Page St</del>	<del></del>	<del>X</del>
	<del>JOHNSON NANCY MAE</del>	<del>1615 Page St</del>	<del>X</del>	<del></del>
	THERESA MC NATT S/W TR	1617 Page St	X	
	EHNERT BRADLEY, EHNERT ROBERT,	1619 Page St		X
	<del>ELLOUISE NEWKIRK S/W, TRUSTEE</del>	<del>1621 Page St</del>	<del>X</del>	<del>No</del>
	HAULCY HANNAH	1623 Page St	X	
	UNIVERSE CITY PROPERTIES	1625 Page St		X
	PRATHER LORETTA	1627 Page St	X	

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Street Address	Owr	Ren	SGNATURE
ARROYO ANGELIQUE M	X		<i>Nylajan Arroyo</i>
INGRAM VANESSA M	X		
BERRY TUIANA S	X		<i>Tuia Berry</i>
SHUM CHAK	X		
SQUARE MATTIE, JACKSON RENE P	X		
CLINKSCALES BARBARA	X		
GOTTSCHALK JOHN		X	
JOHNSON NANCY MAE	X		
THERESA MC NATT S/W TR	X		
EHNERT BRADLEY, EHNERT ROBERT		X	
ELLOUISE NEWKIRK S/W, TRUSTEE	X		
HAULCY HANNAH	X		
UNIVERSE CITY PROPERTIES		X	
PRATHER LORETTA	X		





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YOUNGMAN BRANDEN A	1600 Page St No. A	X		
<del>LIHUA XU</del>	<del>1600 Page St No. B</del>	<del>X</del>		
LOPP MARIAN L	1600 Page St	X		<i>1600 Page St</i>
27 MCDUFFIE-MUNDY GERALDINE, PET	1602 Page St	X		<i>- for Mundy</i>
28 REDEVELOPMENT AUTHORITY, OF P	1604 Page St			
PHILADELPHIA LAND BANK	1610 Page St			
PHILADELPHIA LAND BANK	1612 Page St			
PHILADELPHIA LAND BANK	1614 Page St			
PHILADELPHIA LAND BANK	1616 Page St			
NORTHSIDE RENTAL LLC	1618 Page St		X	
LAIRANI ASMA	1624 Page St	X		
KIM GRACE HEE	1626 Page St	X		
AZN DEVELOPMENT LLC	1630 Page St		X	
GREEN RASHEEDA	1601 Fontain St	X		
COLLINS NIELA MONIQUE	1603 Fontain St	X		

*Hendricks, Shalaya  
counted on other line*

*1600 Fontain X* 

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YOUNGMAN BRANDEN A	1600 Page St No. A	X		
<del>LIHUA XU</del>	<del>1600 Page St No. B</del>	<del>X</del>		
LOPP MARIAN L <i>X closed door</i>	1600 Page St	X		
MCDUFFIE-MUNDY GERALDINE, PET	1602 Page St	X		
REDEVELOPMENT AUTHORITY, OF P	1604 Page St			
PHILADELPHIA LAND BANK	1610 Page St			
PHILADELPHIA LAND BANK	1612 Page St			
PHILADELPHIA LAND BANK	1614 Page St			
PHILADELPHIA LAND BANK	1616 Page St			
NORTHSIDE RENTAL LLC	1618 Page St		X	<i>Carrie J. Gorman</i>
LAIRANI ASMA	1624 Page St	X		
KIM GRACE HEE	1626 Page St	X		
AZN DEVELOPMENT LLC	1630 Page St		X	
GREEN RASHEEDA	1601 Fontain St	X		
COLLINS NIELA MONIQUE	1603 Fontain St	X		

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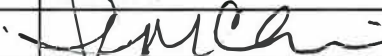



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29

30

31

32

MCGILL RAYNA K	1605 Fontain St	X		
ALIOUAT MOHAMED E, FELLANI HA	1607 Fontain St	X		
CAMPBELL MIYAH N	1609 Fontain St	X		
COPPOLA COLIN	1613 Fontain St		X	
1612 CECIL B MOORE TRUST	1615 Fontain St		X	
JAMES LOUIS JR, MARTHA E H/W	1617 Fontain St	X		
JONES ANGELA	1619 Fontain St		X	
REEM AVISHAY	1621 Fontain St		X	
VESCO ANNA	1623 Fontain St		X	
1625 FONTAIN ST LLC	1625 Fontain St		X	
EVANS ELSIE C	1627 Fontain St		X	
TEMPLETOWN PROPERTIES II	1629 Fontain St		X	
KAROL ELYSE W	1631 Fontain St		X	
SKINNER SHEILA M	1633 Fontain St	X		
E COSTELLO LLC	1635 Fontain St		X	

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Fadullon:

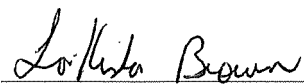
I am a homeowner living at **2039 N. 16th St**

**I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia**, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

I am a Habitat homeowner at Diamond Park, the Habitat homeownership project directly next door to the Page St. project. Like the families to whom Habitat will sell the new Page St. homes, my family took our Habitat journey to become first-time homebuyers; we did 350 hours of sweat equity, saved toward our closing costs, and we had the opportunity to experience homeownership with an affordable mortgage because of the Habitat program.

Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,



---

Address:

**LaKisha Brown**  
**2039 N. 16th St Philadelphia, PA**

**[also signed on page 3]**

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street 17<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at **1605 Fontain**

**I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia**, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Sincerely,



Address:

**Rayna McGill**  
**1605 Fontain Philadelphia, PA 19121**

**[also signed on page 11]**

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Fadullon:

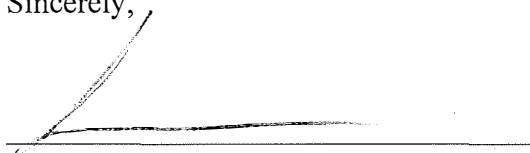
I am a homeowner living at **203 1/2 N. 16th Street**

**I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia**, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Sincerely,

A handwritten signature in black ink, appearing to read "Atiya Wallace", written over a horizontal line.

Address:

**Atiya Wallace**  
**203 1/2 N. 16th Street Philadelphia, PA 19121**

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street 17<sup>th</sup> Floor  
  
Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at **2016 N. 16th St**

**I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia**, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Sincerely,



Rabia Rahman

Address:

**Rabia Rahman**  
**2016 N. 16th St Philadelphia, PA 19121**

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street 17<sup>th</sup> Floor  
  
Philadelphia, PA 19107

Dear Ms. Fadullon:

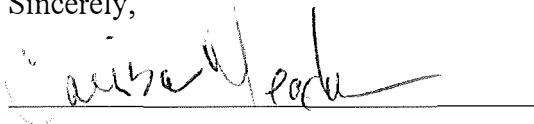
I am a homeowner living at **2020 N. 16th St**

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Sincerely,



A handwritten signature in cursive script, appearing to read "Carissa Meadows", is written over a horizontal line.

Address:

**Carissa Meadows**  
**2020 N. 16th St Philadelphia, PA 19121**

**[also signed on page 4]**



August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at ~~1607~~ **Fontain St**

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Sincerely,



Mohamed Aliouat

Address:

**Mohamed Aliouat  
1907 Fontain St Philadelphia, PA**

[also signed on page 11]

August 13, 2021

Anne Fadullon, Chair of the Board  
Philadelphia Redevelopment Authority  
1234 Market Street 17<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Fadullon:

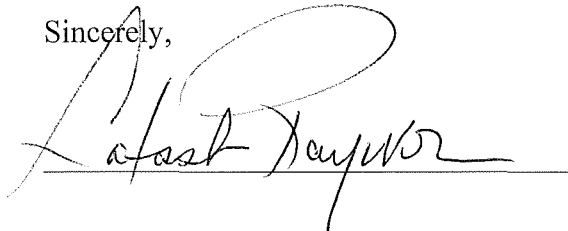
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Sincerely,

A handwritten signature in black ink, reading "LaTasha Raynor", written over a horizontal line. The signature is cursive and includes a large loop at the top.

Address:

**LaTasha Raynor**  
**2035 N. 16th St Philadelphia, PA 19121**

**[also signed on page 3]**