

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, MAY 11, 2022**

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

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of April 13, 2022

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(1)
(b) Conveyance of Title of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(5)
II. <u>DEVELOPMENT</u>	
(a) Model Cities Urban Renewal Area Habitat for Humanity Philadelphia, Inc. 1535 N. 33rd Street, 1601 N. 33rd Street, 1603 N. 33rd Street, 1605 N. 33rd Street, 1607 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-31 W. Oxford Street Amendment to Resolution No. 2020-44, adopted on August 12, 2020	(9)
(b) Mantua Urban Renewal Area Triangle Senior Housing One LP 3701 Brown Street, 3703 Brown Street, 3705-11 Brown Street, 3713-17 Brown Street, 3719-33 Brown Street, 3700 Mantua Avenue, 3702-04 Mantua Avenue and 3706 Mantua Avenue Selection of Redeveloper	(34)

AGENDA

Board Meeting of May 11, 2022

Page -2-

- (c) Eastwick Urban Renewal Area (50)
Father Augustus Tolton Place Senior Housing, LLC
2604 Island Avenue
Selection of Redeveloper

III. HOUSING FINANCE

- (a) 1260 Housing Development Corporation (60)
Various Properties
**Transfer of Properties and Assumption of
Philadelphia Redevelopment Authority
Debt from AppleTree Housing, Inc.,
Avondale Partners, L.P., Ruby Housing, L.P.,
Woodcrest Housing LP, and Cecil Housing LP to
1260 Housing Development Corporation**

- (b) Dauphin House (67)
1400 Dauphin Associates, LLC
1412-26 Dauphin Street
**Amendment to Resolution No. 2019-74, adopted on
October 16, 2019**

PHILADELPHIA REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES

Prior to the start of the meeting, Ms. Varghese made the announcement that, due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting was being held electronically via an authorized communication device, was open to public attendees, and open for public comment. The Board meeting was being recorded and questions and comments could be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments would be read aloud and answered if needed. Ms. Varghese stated that she provided her email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely.

Ms. Varghese stated she received forty-six (46) correspondence in regard to Item II (e) on today's agenda which would be summarized during the presentation of Item II (e). Ms. Varghese stated that a letter was received in regard to the Germantown YWCA and that this will be addressed during Old Business. Ms. Varghese further stated the correspondence that was received, public attendance list for the meeting, and any questions that are received today and answers, if any, would be attached to the minutes that will be posted for this meeting.

*****MS. VARGHESE ASKED EVERYONE TO PLEASE NOTE THAT THERE IS A QUESTION AND ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, WILL BE ATTACHED TO THE MEETING MINUTES.**

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, April 13, 2022, commencing at 4:10 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

Mr. Thomas announced that Dawn Summerville from the Commerce Department was recently appointed as a new Board member, but she resigned. Mr. Thomas stated that Anne Nadol, Commerce Director for the City of Philadelphia, was appointed and will serve instead. Mr. Thomas welcomed Ms. Nadol to the Board. Next, Mr. Thomas announced that another Board member was recently appointed, Mr. William Smith. Mr. Thomas welcomed Mr. Smith to the Board.

OATH OF OFFICE

At this time, Ms. Varghese administered the Oath of Office to Mr. Smith and Ms. Nadol and asked that they repeat the Oath of Office after her.

ROLL CALL

The following members of the Board of Directors reported present: David S. Thomas, Chair; William Smith, Vice Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Sabrina Maynard, Treasurer and Anne Nadol, Secretary.

The following assigned staff were present: Susan Varghese, Esq., Jojy Varghese, Angel Rodriguez, Steve Cusano, Esq., James Brown, Darci Bauer, Robert LaBrum, Alberta Benn, Brian Romano, Tracey Pinson-Reviere, Mathen Pullukattu, Andrea Saah, and Elizabeth Bonaccorso.

Also in attendance were those listed on the attached public attendance sheet.

Due to the length of this meeting's agenda, to be respectful of everyone's time and to allow everyone an opportunity to speak, Mr. Thomas asked that all comments be limited to ninety (90) seconds or less and that participant's avoid repeating any previously stated concerns or issues.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the Board meeting on March 9, 2022.

Upon motion made and duly seconded, the minutes of March 9, 2022, were approved.



ADMINISTRATIVE

Mr. Rodriguez presented "Item I (a) – Appointment of Susan Varghese as Interim General Counsel of the Philadelphia Redevelopment Authority" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-17

RESOLUTION APPOINTING SUSAN VARGHESE AS INTERIM GENERAL COUNSEL OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY

WHEREAS, pursuant to Article V, Section 4 of the Philadelphia Redevelopment Authority ("Authority") Bylaws, the Board of Directors ("Board") for the Authority is required to appoint a General Counsel to advise the Board and staff of all legal matters affecting the Authority's operations and to perform related work as required;

WHEREAS, the Authority desires to appoint an Interim General Counsel with the required experience in the practice of law to provide supervision and leadership relative to the legal affairs of the Authority;

WHEREAS, Susan Varghese currently serves as Legal Director for the Philadelphia Housing Development Corporation and handles various Authority work;

WHEREAS, the Board has determined that Susan Varghese is qualified to serve as Interim General Counsel and Susan Varghese is willing to accept this position.

NOW THEREFORE, BE IT RESOLVED that Susan Varghese is hereby appointed Interim General Counsel of the Philadelphia Redevelopment Authority retroactively effective April 4, 2022.

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Ms. Varghese presented "Item I (b) – Subordination Agreement Between Discovery Charter School, Inc., U.S. Bank Trust Company, N.A., and Philadelphia Redevelopment Authority Concerning 4700 Parkside Avenue" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-18

RESOLUTION AUTHORIZING A SUBORDINATION AGREEMENT IN FAVOR OF U.S. BANK TRUST COMPANY, N.A

WHEREAS, in March 2012, the Philadelphia Authority for Industrial Development ("PAID") issued certain bonds in the amount of \$13,445,000 ("2012 Bonds"), the proceeds of which were loaned by Bank of New York Mellon Trust Company, N.A. ("BNY Mellon") to Discovery Charter School, Inc. ("Borrower") and were used to finance, among other things, the acquisition of 4700 Parkside Avenue, Philadelphia, Pennsylvania ("Property") and the construction, renovation, installation, and equipping of a school facility thereon ("BNY Mellon Loan").

WHEREAS, the BNY Mellon Loan is secured by a first mortgage against the Property ("BNY Mellon Mortgage").

WHEREAS, on September 27, 2012, the Philadelphia Redevelopment Authority ("Authority") extended a \$200,000 loan to reimburse Borrower for a portion of the cost to acquire the Property which is secured by a second mortgage against the Property ("Authority Mortgage").

WHEREAS, Borrower recently requested PAID to issue certain other bonds in a proposed amount of \$13,965,000 ("2022 Bonds"), the proceeds of which will be loaned to Borrower by U.S. Bank ("U.S. Bank Loan") and be used to, among other things, pay off the outstanding amount of the 2012 Bonds/BNY Mellon Loan and to implement various capital improvements.

WHEREAS, the U.S. Bank Loan will be secured by a mortgage against the Property ("U.S. Bank Mortgage").

WHEREAS, Borrower has requested that the Authority enter into a subordination agreement to subordinate the Authority Mortgage to the U.S. Bank Mortgage and to consent to the priority obligations under the 2022 Bonds.

WHEREAS, the Authority Board has carefully considered this request and the factors giving rise thereto.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a subordination agreement in favor of U.S. Bank to:

1. subordinate the Authority Mortgage to the U.S. Bank Mortgage;
2. consent to the making of the priority obligations under the 2022 Bonds; and
3. provide other terms and conditions as are acceptable to the Deputy Executive Director of Real Estate and the General Counsel.

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

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Ms. Varghese presented "Item I (c) – Settlement of Litigation and Related Claims for 2432 N. Bouvier Street, 2345 N. Garnet Street and 2347 N. Garnet Street" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali welcomed the new Board members. Mr. Ali asked what stops this from happening again and, in general, is there any communication between the Sherriff's Office and the Authority when the Authority's parcel is potentially up for sale. Ms. Varghese responded that the Sheriff's Office does not notify the Authority; however, the Authority's redevelopment agreement, any deed covenants, and any declaration would survive the sale. Mr. Ali asked if he purchased a property at a sheriff's sale would the deed covenant run with the land. Ms. Varghese replied, that is correct.

Board Action

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

RESOLUTION NO. 2022-19

RESOLUTION AUTHORIZING SETTLEMENT WITH FOX HILL PARTNERS, LLP AND OAK HILL PROPERTIES, LLC OF LITIGATION AND RELATED CLAIMS INVOLVING THE PROPERTIES LOCATED AT 2432 N. BOUVIER STREET, 2345 N. GARNET STREET AND 2347 N. GARNET STREET

WHEREAS, Fox Hill Partners, LLP ("**Fox Hill**"), Oak Hill Properties, LLC ("**Oak Hill**") and the Philadelphia Redevelopment Authority (herein, the "**Authority**") are parties to that certain litigation docketed as:

1. Fox Hill Partners, LLP (a/k/a Fox Hill Partners LP) v. Philadelphia Redevelopment Authority et al., Philadelphia County Court of Common Pleas, June Term, 2021, No. 02637 (relative to 2432 N. Bouvier Street).

2. Oak Hill Properties, LLC v. Philadelphia Redevelopment Authority et al., Philadelphia County Court of Common Pleas, June Term, 2021, No. 02610 (relative to 2345 N. Garnet Street).

3. Oak Hill Properties, LLC v. Philadelphia Redevelopment Authority et al., Philadelphia County Court of Common Pleas, June Term, 2021, No. 02558 (relative to 2347 N. Garnet Street) (collectively, the "**Litigation**"); and

WHEREAS, the Litigation involves competing ownership claims between Fox Hill, Oak Hill and the Authority relative to the properties located at 2432 N. Bouvier Street, 2345 N. Garnet Street and 2347 N. Garnet Street, Philadelphia, Pennsylvania (collectively, the "**Properties**"); and

WHEREAS, Oak Hill, Fox Hill and the Authority have deemed it desirable to resolve all claims presented in the Litigation and all other claims that have been or could be raised relative to the Properties amicably in accordance with the terms of the proposed Settlement Agreements ("**Agreements**"), subject to Board approval; and

WHEREAS, General Counsel has provided the Board with a Confidential Settlement Memorandum outlining the material terms and conditions of the proposed Agreements; and

WHEREAS, Oak Hill, Fox Hill and the Authority are willing, subject to Board approval, to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Properties provided the terms and conditions of the proposed Agreements are complied with; and

WHEREAS, General Counsel for the Authority recommends that this matter be resolved in accordance with these terms and conditions of the proposed Agreements.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Deputy Executive Director of Real Estate is hereby authorized to execute Settlement Agreements in accordance with the terms of the Confidential Settlement Memorandum and to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Properties provided all parties comply with the terms and conditions of the proposed Agreements.

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

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. Rodriguez presented "Item I (d) – Lease Amendment, Assignment and Assumption Agreement with 1260 Housing Development Corporation and MF Mid City LLC, Mid-City Y" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-20

RESOLUTION AUTHORIZING A LEASE AMENDMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY, 1260 HOUSING DEVELOPMENT CORPORATION AND MF MID CITY LLC FOR THE FOURTH THROUGH SEVENTH FLOORS, PLUS A PORTION OF THE FIRST FLOOR, OF THE MID-CITY Y BUILDING LOCATED AT 2025-29 CHESTNUT STREET

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") and Mid-City Residential Associates, L.P. ("Mid-City LP"), as tenant, entered into a certain Amended and Restated Lease dated February 12, 1998, and made effective as of February 26, 1998 (the "Lease"), for the fourth through seventh floors plus a portion of the first floor of the Mid-City Y building located at 2025-29 Chestnut Street (the "Premises").

WHEREAS, the Lease was thereafter assigned by Mid-City LP to 1260 Housing Development Corporation ("1260 HDC") pursuant to that certain Assignment, Assumption and Consent Agreement dated June 28, 2016, and made effective July 1, 2016.

WHEREAS, pursuant to the Lease, the term of the Lease is scheduled to expire on February 28, 2038 (the "Lease Termination Date").

WHEREAS, 1260 HDC desires to sell and MF Mid City LLC ("MF Mid City"), an affiliated entity of Mission First Housing Development Corporation ("MF") and 1260 HDC,

desires to buy the Lease and assume, undertake and perform the obligations and responsibilities under the Lease, subject to the terms and conditions described herein.

WHEREAS, the Authority, 1260 HDC and MF Mid City desire to amend the Lease, as previously amended, by, among other things, extending the Lease term, as previously extended. Specifically, the following terms are requested to be incorporated into the Lease Amendment, Assignment and Assumption Agreement:

1. The Lease will be assigned by 1260 HDC to MF Mid City and MF Mid City agrees to assume all obligations under the Lease, as modified by the Lease Amendment, Assignment and Assumption Agreement.

2. The Lease term will be extended for a term of ninety-nine (99) years from the effective date of the Lease Amendment, Assignment and Assumption Agreement.

3. The rent due under the Lease as modified by the Lease Amendment, Assignment and Assumption Agreement will be Ten Dollars (\$10.00) for the term.

4. All improvements performed by MF Mid City in excess of Fifty Thousand Dollars (\$50,000) must be approved in advance by the Authority.

5. The Lease shall become a triple net lease, meaning MF Mid City shall be responsible for all the expenses related to the Premises, including real estate taxes, building insurance, and maintenance. It is anticipated that MF Mid City will enter into a Cost Sharing Agreement or other similar agreement with Freire Charter School ("Freire") outlining the cost sharing obligations between MF Mid City and Freire.

6. MF Mid City shall be given a right of first refusal option if and when the Authority receives a bona fide offer or response to a request for proposals (or other proposal issued by the Authority) (collectively, "Offer") from a prospective purchaser that is or could be unrelated to the Authority and which is not a public or government agency or authority (or an entity owned, controlled and/or managed by a public or government agency or authority) ("Unrelated Third Party") to purchase and sell the fee interest in the Premises and the Authority is willing to accept such Offer.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to execute a Lease Amendment, Assignment and Assumption Agreement with 1260 Housing Development Corporation and MF Mid City LLC which includes the terms set forth above and in the attached Fact Sheet.

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

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. LaBrum presented "Item I (e) – Approval of Construction Contract with Seravalli, Inc." in substance consistent with the attached Fact Sheet hereto

Board Action

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

RESOLUTION NO. 2022-21

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH SERAVALLI, INC. FOR THE CHEW PLAYGROUND FIELD RENOVATION PROJECT AT 1800 WASHINGTON AVENUE

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 Chew Playground Field Renovation project, located at 1800 Washington Avenue (the "Project").

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

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Seravalli for the Project, with a maximum compensation not to exceed One Million Six Hundred Thirty-Two Thousand Five Hundred Ten Dollars (\$1,632,510) (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 Deputy Executive Director of Real Estate and General Counsel.

FURTHER RESOLVING, that the Deputy Executive Director of Real Estate 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: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. LaBrum presented "Item I (f) – Approval of Construction Contract with RC Legnini Building Contractors" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas asked Mr. LaBrum if the City of Philadelphia did the solicitation? Mr. LaBrum replied, yes.

Board Action

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

RESOLUTION NO. 2022-22

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH R.C. LEGNINI COMPANY, INC., DOING BUSINESS AS RC LEGNINI BUILDING CONTRACTORS, FOR THE LEMON HILL MANSION PORCH AND ROOF RESTORATION PROJECT, LOCATED AT LEMON HILL DRIVE, EAST FAIRMOUNT PARK

WHEREAS, the City of Philadelphia (the "City") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Lemon Hill Porch and Roof Restoration project, located at Lemon Hill Drive, East Fairmount Park (the "Project").

WHEREAS, R.C. Legnini Company, Inc., doing business as RC Legnini Building Contractors ("Legnini"), submitted its response to the City, outlining its extensive experience. Legnini's proposal was selected by the City.

WHEREAS, the City requested the Philadelphia Redevelopment Authority (the "Authority") to enter into a Construction Contract, as agent for the City, with Legnini.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Legnini for the Project, with a maximum compensation not to exceed Five Hundred Forty-Six Thousand Seven Hundred Ninety-Two Dollars and Forty Cents (\$546,792.40) (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 Deputy Executive Director of Real Estate and General Counsel.

FURTHER RESOLVING, that the Deputy Executive Director of Real Estate, 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: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. Rodriguez presented "Item I (g) – 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

Mr. Thomas recognized Mr. Walker and invited him to speak. Mr. Walker asked if this agenda item included 629 N. 40th Street. Mr. Thomas replied, no.

Board Action

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

RESOLUTION NO. 2022-23

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, 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 Philadelphia Redevelopment 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 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 Deputy Executive Director of Real Estate and General Counsel.

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

EXHIBIT "A"

1st Councilmanic District Properties

2863 E. Amber Street
2106 E. Stella Street

2nd Councilmanic District Properties

6032 Chester Avenue
6050 Kingsessing Avenue
6052 Kingsessing Avenue
1554 S. Dover Street
3009 Wharton Street
1926 S. 60th St

5th Councilmanic District Property

667 N. 11th Street

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. Rodriguez presented "Item I (h) – Conveyance of Title of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas recognized Mr. Walker and invited him to speak. Mr. Walker asked if this agenda item included 629 N. 40th Street. Mr. Thomas responded, no, but that property would be coming up in Item II (b).

Board Action

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

RESOLUTION NO. 2022-24

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 qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

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

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

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

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

EXHIBIT "A"

1st Councilmanic District

2868 Amber Street
2118 E. Monmouth Street
2132 E. Monmouth Street

2nd Councilmanic District

1308 S. Hollywood Street
1310 S. Hollywood Street
1312 S. Hollywood Street

3rd Councilmanic District

3716 Brown Street
3718 Brown Street
3720 Brown Street
3722 Brown Street
3724 Brown Street
3726 Brown Street
770 N. DeKalb Street
772 N. DeKalb Street
774 N. DeKalb Street
777 N. 38th Street
779 N. 38th Street
781 N. 38th Street

783 N. 38th Street
785 N. 38th Street
787 N. 38th Street

5th Councilmanic District

3100 Clifford Street
3101 Clifford Street
3113 Clifford Street
3118 Clifford Street
3123-29 Clifford Street
3126 Clifford Street
3130-34 Clifford Street
3101 Cecil B. Moore Avenue
3104-10 Cecil B. Moore Avenue
3109 Cecil B. Moore Avenue
3115 Cecil B. Moore Avenue
1510 N. Darien Street
1512 N. Darien Street
1514 N. Darien Street
1520-26 N. Darien Street
1530 N. Darien Street
1532 N. Darien Street
1534 N. Darien Street
1538 N. Darien Street
1540 N. Darien Street
1542 N. Darien Street
1550 N. Darien Street
1552 N. Darien Street
1554 N. Darien Street
1556 N. Darien Street
1558 N. Darien Street
1563 N. Darien Street
3109 Morse Street
1528 N. 8th Street
1540 N. 8th Street
1501-13 N. 9th Street
1545 N. 9th Street
1549 N. 9th Street
1551 N. 9th Street
670 N. 10th Street
672 N. 10th Street
1709-11 N. 31st Street
1713 N. 31st Street
1717 N. 31st Street
1717-31R N. 31st Street
1719 N. 31st Street

1721 N. 31st Street
1727 N. 31st Street
1729 N. 31st Street
1731 N. 31st Street
1741 N. 31st Street
1748 N. 31st Street
1749-51 N. 31st Street
1750 N. 31st Street
1752 N. 31st Street
1753 N. 31st Street
1754-56 N. 31st Street
1755 N. 31st Street
1757 N. 31st Street
1759 N. 31st Street
1814-22 N. 31st Street

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



DEVELOPMENT

Mr. Rodriguez presented "Item II (a) – Selection of Redeveloper, 3600 Haverford Avenue Affordable Partners LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas recognized Mr. Walker and invited him to speak. Mr. Walker questioned giving away the land for a development with sixty percent (60%) AMI housing which he believed was not classified as "affordable housing" and whether the developer deserved the land for one dollar (\$1.00). Mr. Walker stated that he was interested in the nature of the restrictive covenant, if the covenant was in perpetuity, and whether the covenant would allow near market-rate housing verses something more affordable to people at twenty percent (20%) AMI. Mr. Rodriguez replied that affordability was defined by the U.S. Housing and Urban Development and the Pennsylvania Housing Finance Agency and that sixty percent (60%) of AMI and below is considered affordable housing. Mr. Rodriguez added that the restrictive covenant would be in excess of thirty-five (35) years, actually forty (40) years with an additional fifteen (15) years. Mr. Rodriguez stated that affordability is much needed in this area and that sixty percent (60%) of AMI is not considered market-rate.

Mr. Walker replied that he understands but, given the nature of the neighborhood and income levels, he does not consider this to be affordable to a large group of people who were facing displacement in this neighborhood. Mr. Walker further stated that he does not believe forty (40) years was long enough since the Authority was giving away land forever and housing should

remain affordable by neighborhood standards, not necessarily federal standards. Mr. Walker concluded by stating that the City does not benefit from the sale and that the residents do not benefit from the housing. Mr. Thomas thanked Mr. Walker for his comments.

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali stated that he was familiar with all the participants on this project and stated that he supported the project. Mr. Ali stated he was familiar with the LIHTC process that because this was a LIHTC project, typically PHFA did not enforce or actively encourage MBE participation. Mr. Ali expressed his concern about the Authority giving land and if the Board would have a chance to review the MBE commitments from the Authority's point of view, not the developer's.

Mr. Thomas asked if this project would have to come back before the Board for financing. Ms. Bauer responded, yes. Mr. Thomas stated that MBE concerns would be addressed at that time. Ms. Varghese stated that any financing would not come before the Authority's Board but would be presented at PHDC's Board meeting. Ms. Bauer agreed. Mr. Thomas then advised Mr. Ali that staff will make sure his concerns are addressed by PHDC's Board.

Board Action

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

RESOLUTION NO. 2022-25

RESOLUTION SELECTING 3600 HAVERFORD AVENUE AFFORDABLE PARTNERS LLC AS REDEVELOPER OF 3618 WALLACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 3600 Haverford Avenue Affordable Partners LLC ("Redeveloper") is hereby selected as Redeveloper of 3618 Wallace Street located in the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal disposition price of One Dollar (\$1.00); 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, Deed, and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. Rodriguez presented "Item II (b) – Selection of Redeveloper, SR 40th St LLC" in substance consistent with the attached Fact Sheet hereto.

Mr. Rodriguez informed the Board that he believed that the developer was in attendance.

Additional Comments and Discussion

Mr. Thomas stated that this was the item which Mr. Walker indicated earlier that he would like to provide comments.

Mr. Thomas recognized Mr. Goodman and invited him to speak. Mr. Goodman identified himself as the Director of Equitable Development for Councilmember Gauthier. Mr. Goodman stated that Councilwoman Gauthier requested that this agenda item be tabled and scheduled for a subsequent Board meeting in order to facilitate community engagement and more notification and discussion.

Mr. Thomas recognized Mr. Walker and invited him to speak. Mr. Walker informed the Board that he was the owner of 633 N. 40th Street - adjacent to one of the properties being conveyed. Mr. Walker expressed his concerns about the rate of displacement in this neighborhood, the potential for this project to be used by students, and how the project could be sold in forty (40) years at market-rate.

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali stated that he was familiar with the development partners but he was not clear on the MBE participation and would like to make it known for the record. Furthermore, Mr. Ali stated that he had complete confidence with the Councilmember's office in this regard.

Mr. Thomas recognized Mr. Bertil and invited him to speak. Mr. Bertil stated that he was the land use and zoning counsel for the applicant. Mr. Bertil stated that community engagement was being facilitated at this time and that three (3) of the four (4) sites had been assigned coordinating RCO's that would lead community engagement. Mr. Bertil further stated that only 629 N. 40th Street had not been assigned an RCO because of some adjustments made to ownership records. Mr. Bertil further stated that, once this parcel was assigned an RCO, the developer would be able to identify the RCO and fulfill the community engagement process.

Mr. Thomas recognized Mr. Goodman and invited him to speak. Mr. Goodman stated that, based on Mr. Bertil's elaboration, a couple of extra months would be beneficial to allow for community conversation to take place as well as for the sequencing of these decisions to be made in proper order. Mr. Goodman further stated that he was confident this could be done quickly and properly.

Mr. Thomas stated that, rather than bring this to a vote, given some of the concerns raised before the Board, he does not want this to be a situation where we cannot bring this back to the Board. Mr. Thomas asked Mr. Rodriguez if he had anything to say. Mr. Rodriguez stated that Mr. Smith who is one of the primary developers had his hand raised.

Mr. Thomas recognized Mr. Smith and invited him to speak. Mr. Smith stated that, in response to Mr. Ali's remark about MBE participation, he was deeply committed to making sure this project was an equitable project. Mr. Smith further stated that he had been in contact with the Councilmember's office, that a meeting was scheduled last week with the Councilmember's office, and that he has made several attempts throughout the year to communicate with Councilmember Gauthier's office about the difficulties with this project. Mr. Smith stated that he felt blindsided, after so many weeks, if not years, to get this project to this point, to learn that there is another hurdle to face. Mr. Smith further stated that he is looking forward to meeting with Councilmember Gauthier and would appreciate it if all necessary parties be present to move this forward.

Mr. Thomas recognized Mr. Goodman and invited him to speak. Mr. Goodman stated that he appreciates the Board's consideration and, if any of the Board members would like the track record or the paper trail on this project, he would provide this information. Mr. Thomas replied that it is not necessary at this time.

Mr. Thomas stated that, rather than bring this to a vote, he was requesting that this item be tabled to allow for an opportunity to address the Councilmember's and her constituents' concerns and that hopefully this item can be brought back to the Board next month or the following month. None of the other Board members raised any opposition to tabling this item.

Mr. Rodriguez asked Mr. Thomas if he could be more specific about what would be needed to bring this item back to the Board. Mr. Thomas replied that the developer would need to engage the RCOs that have not completed the community engagement process, especially with respect to 629 N. 40th Street and address the concerns raised by the community to obtain some community support for the proposed development such as affordability. Mr. Thomas added that, while he is not proposing any stipulations regarding affordability, he would like to move forward knowing the community understands what is being proposed and the RCOs are supportive of the project.



Mr. Rodriguez presented "Item II (c) – Selection of Redeveloper, Janney Street Apartments L.P." in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali asked about whether there was any reason the members of HumanGood LLC were ninety-nine percent (99%) and Janney House members were not on this document. Mr. Thomas informed Mr. Ali that he did not understand Mr. Ali's question. Mr. Ali responded that, on the previous item that the Board approved, the

members of the legal entity were disclosed and asked whether there is a reason that the members have not been disclosed with respect to this project.

Ms. Buckley offered to answer and identified herself as a Board member and as someone who works on LIHTC projects. Ms. Buckley stated that the developer has likely not identified an investor member, however, once they do, that investment member will come in and serve as a limited partner.

Mr. Ali also asked if the developer was Janney or HumanGood and, if Janney was the developer, could the Board identify the members of that legal entity. Mr. Rodriguez pointed out that Ms. Anderson had her hand raised and if Mr. Thomas would like Ms. Anderson to respond to Mr. Ali's question. Mr. Thomas responded, yes.

Ms. Anderson stated that HumanGood was a non-profit organization serving seniors in this region and that this project was being funded by federal tax credits. Ms. Anderson further stated that the ownership entity required the non-profit to be the general partner and that an investor entity would be admitted as the limited partner. Ms. Anderson also stated that a limited partner was not identified at the time of submission to the Authority but that, at this point, an entity has been setup so that information can be provided.

Ms. Anderson also stated that the general partner will be HumanGood. Mr. Ali replied that he just wanted to know who was the one that organized the LIHTC project and who are those members. Ms. Anderson replied that HumanGood made the submission and that she is the Vice President of Development.

Board Action

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

RESOLUTION NO. 2022-26

RESOLUTION SELECTING JANNEY STREET APARTMENTS, LP AS REDEVELOPER OF 2843-2861 JANNEY STREET AND 2842-60 WEIKEL STREET LOCATED IN THE EAST KENSINGTON REDEVELOPMENT AREA, AUBURN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Janney Street Apartments, LP ("Redeveloper") is hereby selected as Redeveloper of 2843-2861 Janney Street and 2842-60 Weikel Street located in the East Kensington Redevelopment Area, Auburn Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Five Hundred Dollars (\$500.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the properties in accordance with the Redeveloper's approved plans; further authorizing

the execution, delivery and recording of the Redevelopment Contract, Deed, and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Mr. Rodriguez presented "Item II (d) – Selection of Redeveloper, 800 Vine Senior Housing, LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali asked if the MBE ranges were set at twenty percent (20%) and ten percent (10%). Mr. Rodriguez replied, yes. Mr. Ali stated that for a previous project, the ranges were set at thirty percent (30%) to thirty-five percent (35%) for MBE and a lesser percentage for WBE. Mr. Ali asked if the Authority could increase the percentages. Mr. Rodriguez responded that this has been previously explained and that the percentages are set by the Division of Housing and Community Development and the Office of Economic Opportunity pursuant to the City's overall goals for economic opportunities. Mr. Rodriguez further stated that each project is different and, as a result, there are different levels of economic opportunity which are set and monitored by these departments throughout the project.

Mr. Ali acknowledged that Mr. Rodriguez is correct in that there have been prior conversations about this topic, but it still makes no sense. Mr. Ali then made a comment about housing before for thirty percent (30%) to thirty-five percent (35%), construction before at thirty percent (30%) to thirty-five percent (35%), still residential housing, not commercial. Mr. Ali stated that it was the Board members that took an oath of office and that he was only a citizen. Mr. Ali further stated that one of the things we were trying to make an impact on was the violence all over the City and that one of the best ways to do that was to provide people with jobs. Mr. Ali asked the Board to look at and take the time to examine the policy and the lack of consistency and determine if the Authority can make the necessary corrections.

Mr. Thomas stated that he appreciates Mr. Ali's comments and reiterated that, as Mr. Rodriguez discussed, the percentages are set by the City. Mr. Thomas further stated that the thirty-five percent (35%) used on a prior project was a Rebuild project and that the percentage was legislated through the bond issuance that Mayor Kenney approved and was specific to that program. Mr. Thomas concluded by stating that he appreciated Mr. Ali's comments about more

inclusivity in terms of minority participation and that the Board would do everything possible to support that.

Board Action

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

RESOLUTION NO. 2022-27

RESOLUTION SELECTING 800 VINE SENIOR HOUSING LLC AS REDEVELOPER OF 217-53 N. 9TH STREET LOCATED IN THE CENTER CITY REDEVELOPMENT AREA, INDEPENDENCE MALL UNIT NO. 4 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 800 Vine Senior Housing LLC is hereby selected as Redeveloper of 217-53 N. 9th Street located in the Center City Redevelopment Area, Independence Mall Unit No. 4 Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal disposition price of One Dollar (\$1.00); 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, Deed, and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



Prior to presenting Item II (e), Mr. Rodriguez asked Mr. Thomas if he wanted to address how public comments would be conducted before or after the item was presented. Mr. Thomas requested that Mr. Rodriguez present the item.

Mr. Rodriguez presented "Item II (e) – Selection of Redeveloper Through a Redevelopment Agreement & General Lease Agreement with 624 S. 13th Street L.L.C." in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas asked Mr. Rodriguez to reiterate the details regarding the amendment to the resolution, which Mr. Rodriguez mentioned during his presentation of this item. Mr. Rodriguez stated that the initial rent amount as stated in the fact sheet presented to the Board was being changed from twenty thousand dollars (\$20,000) to ten thousand dollars (\$10,000).

At this time, Ms. Varghese asked Mr. Thomas if she could mention the correspondence received related to this Board item. Mr. Thomas replied, yes. Ms. Varghese stated that a total of forty-six (46) pieces of correspondence were received related to this Board item. Ms. Varghese further stated that all correspondence received prior to posting of the agenda for this meeting were attached to the Board package and would also be attached to the Board minutes. In addition, Ms. Varghese stated that all correspondence received after the posting of the agenda for this meeting would be attached to the Board minutes and that all correspondence was provided to the Board members prior to this meeting.

Ms. Varghese stated that twelve (12) pieces of correspondence were in support of this project, while thirty-four (34) were in opposition. Ms. Varghese further stated that a number of correspondences that were sent to the Authority in 2021 were sent by people who provided additional correspondences in either January or April of 2022. Ms. Varghese stated that two (2) RCOs provided letters of support: the Hawthorne Empowerment Coalition and the South Street West Improvement District, Inc., doing business as South Street West Business Association.

Ms. Varghese stated that there was an email dated April 11, 2022 from the MLK Plaza Homeowners Association (later identified as the MLK HOA) in opposition to this project. Ms. Varghese further stated that attached to the email from the MLK HOA, there appeared to be another letter of opposition, but that the Authority was unable to open the attachment because the Authority's virus protection deemed it to be potentially unsafe. Ms. Varghese then asked if someone from MLK HOA was in attendance to please express the association's position when discussion opens.

Ms. Varghese then stated the reasons offered in support of this project - affordable housing, mixed-income housing, development of a vacant lot, inclusion of internal parking on-site, and reduced blight. Ms. Varghese then stated the reasons offered in opposition to this project - lack of green or open space, the continued use of the site as green open space, density, parking, additional trash, additional noise pollution, over development, poor design, that the affordable units will not stay affordable, and the desire to delay this project until the development at Broad and Bainbridge Street was completed.

Mr. Varghese stated that there were two (2) questions raised in the correspondence: (1) Is the back access road of the property on 619 S. Clarion Street still going to be there with this building? and (2) Are there potential plans for an indego bike rack? Ms. Varghese asked Mr. Rodriguez to respond to these questions. Mr. Rodriguez stated that in regard to the first question, there was no back access road, but there was an illegal, paved encroachment onto the Authority's property and that under the current site plans, this area would serve as ingress and egress for the parking lot expected to service the property. Mr. Rodriguez also added that trash pickup would

be curbside to the front of the property. With respect to the second question, Mr. Rodriguez stated that, to the Authority's knowledge and after conferring with the developer who was in attendance, there were no current plans for an indego bike rack, but there were plans for electric vehicle charging stations.

Before beginning public comments, Mr. Thomas reminded everyone to please keep their comments to ninety (90) seconds if possible and that it would be greatly appreciated for the sake of time.

Mr. Thomas recognized Mr. Buckley and invited him to speak. Mr. Buckley stated that he was a steward and local early childhood educator and was the person responsible for writing letters asking the Board to consider the potentials and benefits of having additional green space in the Hawthorne area. Mr. Buckley stated that, since September 2020, a handful of one and two-year olds from a neighboring preschool and himself have been caring for this land. Mr. Buckley pointed out that there are so many vacant lots throughout the City that deserve love and care and that, hopefully, those lots will be models and programs created in the future that will take the place of blight and turn them into beautiful places for community enrichment.

Mr. Buckley asked the Board to consider the idea that this property was a beautiful space with thirteen thousand (13,000) square feet and six (6) beautiful mature trees that provide a sumptuous amount of shade. Mr. Buckley further stated that he represents about sixteen hundred (1,600) people who support a natural park in this area and that he is not in opposition to development, nor the idea of affordable housing in Hawthorne however he wants the Board to consider the possibility considering climate change, environmental issues, and crime. Mr. Buckley believes that this property could provide a place of healing and stewardship as well as another beautiful community park that could benefit the community and that Turtlebug would be happy to assist with it. Mr. Buckley further stated that the kids love playing there and do understand someday this could be developed and that it has been a learning process for them. Mr. Buckley encouraged people to visit Turtlebug.org for more information and to sign a petition in support of a neighborhood park.

Mr. Thomas recognized Mr. Platt and invited him to speak. A female responded stating that she is present with Mr. Platt who is her friend and neighbor and that they are both residents of a small condominium at 12th and South Streets. This person stated that she wants to underscore the reasons in opposition to this development – it is a highly congested area that is just starting to become a desirable place to live; residents are concerned with more housing and minimal parking; congestion; and that the so-called park will become a vehicle for crime, homelessness, and other things like blight and trash. This person reiterated her opposition and strongly agreed with Turtlebug that this property should be developed as open space since the area attracts young families and will continue to attract more young families. She further stated that she was not opposed to development, but that development must be with an eye to protecting the investment and quality of life for the people who live in the neighborhood already, not just to build housing for the sake of building. Ms. Varghese asked if the person who spoke on behalf of herself and Mr. Platt could identify herself.

Mr. Platt responded stating that he wrote a letter to the Board about how developed the area already was and how much more it was expected to be developed. Mr. Platt stated that along Broad Street there were gas stations as well as low level retail shopping that were not expected to be there in ten (10) years and that when it is redeveloped, it will create more stress in the neighborhood. Mr. Platt stated that he frequently visited Hawthorne Park and that the project for fourteen hundred (1,400) units on Washington, Broad, and 13th Streets was going to hit the area and that the community needed to preserve open space. Mr. Platt stated that the residents want to keep their options open for the future so the community can determine what its needs would be years from now. Mr. Platt stated that he was willing to work with the Authority and that the Authority needs to work with the community and he urged the Authority to give the residents an opportunity to do something because once this property is gone it will be gone forever.

The person who spoke on behalf of herself and Mr. Platt identified herself as Ms. Bravermen, an attorney and a resident of the area at 13th and South Streets. Ms. Braverman stated she loved this area and believed the community desperately needed open space because there was almost no open space while there was significant affordable housing and a tremendously diverse blend of housing. Ms. Bravermen urged the Board to not pollute the area because there are other problems the community has to deal with.

Mr. Thomas recognized Mr. Penn and invited him to speak. Mr. Penn, a representative of the developer for this project, provided some background regarding an initial meeting with the Authority on December 8, 2021, at which Mr. Penn was present. Mr. Penn acknowledged that, at the time of that meeting, the developer had not yet spoken to the community about this project which was a concern for the Authority. Mr. Penn further acknowledged that another concern raised by the Authority, at that meeting, was the lack of affordable units. Mr. Penn stated that, at that time, the developer was instructed to engage the community to resolve those two (2) issues.

Following the meeting with the Authority, Mr. Penn stated that the developer had four (4) meetings - two (2) meetings with the local RCO - the Hawthorne Empowerment Coalition - and two (2) meetings with representatives of the MLK HOA and that, during those meetings, four (4) areas of concern were identified: (1) parking, (2) affordability, (3) trees on Bainbridge Street, and (4) smoking within ten (10) feet of the pizza shop.

Mr. Penn stated that, during the meeting with representatives from the MLK HOA on January 28, 2022, he asked if a meeting with the HOA Board was necessary and he was informed that once those four (4) issues were resolved, the developer would be able to obtain approval from the HOA board. Mr. Penn informed the Authority's Board that, at that point, the developer spent over one hundred and fifty thousand dollars (\$150,000) in redesigning the development for forty-five (45) units and added parking for thirteen (13) vehicles.

Mr. Penn further informed the Board that the developer met with the Planning Commission which assisted and supported the developer's process for providing parking on the facility, which addressed the parking issue. Mr. Penn further informed the Board that the developer addressed the issue of affordable housing by reducing the AMI threshold to sixty percent (60%). Mr. Penn then stated, with respect to the trees on Bainbridge Street, that the developer attempted to obtain approval for those trees, but that the Streets Department informed the developer that it could not

be done because a sewer line runs along the sidewalk to Broad Street despite some residents having trees in front of their homes. Mr. Penn then informed the Board that the developer also addressed the residents' concern about smoking within ten (10) feet from the pizza shop.

Mr. Penn stated that it really came down to two (2) major issues: parking and affordable housing. Mr. Penn stated that, when the developer spoke to representatives of the MLK HOA, they informed the developer that if these issues were addressed, there would be no problem going to the HOA members to obtain a letter of support for the project. Mr. Penn further stated that, when the developer requested a letter of support, the MLK HOA indicated that they wanted more transparency, but that the developer had been transparent and provided everything the HOA requested.

Mr. Penn stated that, at this point, the developer met with the community over four (4) meetings along with having over ten (10) different conversation with various representatives of the community. Mr. Penn stated that the developer was looking forward to starting this project and, hopefully, the Board agreed that the developer had worked with the community and provided some additional affordability which the Authority requested. Mr. Penn then reiterated what Ms. Varghese stated earlier - that the South Street West Business Association had re-approved the project and that the developer obtained approval from the two (2) RCOs.

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali commended the Board for having the courage for this outstanding project and informed the Board that this was once the home to the seventh (7th) Ward and the location of a historical figure - Dr. DuBois, the first black graduate from Harvard University. Mr. Ali stated that this was once a strong African American community and commended the Board for providing affordable housing in an area where the market price of homes is approaching one million dollars. Mr. Ali then voiced his support for the project and for the developer for overachieving the City's EOP goal of thirty-five percent (35%) and obtaining forty percent (40%) for this project.

Mr. Thomas recognized Mr. Ferreira and invited him to speak. Mr. Ferreira identified himself as the Chair of the South Street West Business Association and expressed the organization's support for this project. Mr. Ferreira stated that, historically, the business corridor suffered from dual blows of redlining south of Pine Street and also the cross-town expressway as well as numerous vacant lots. Mr. Ferreira further stated that, while development has been slowly infilling, there was still a need for residential density near the corridor. Mr. Ferreira then stated that forty-five (45) units of different sizes with parking to appease some of the neighbors was a good compromise solution. Mr. Ferreira then stated that this project would provide density to support businesses who desperately need customers to support the vibrancy of the emerging corridor and would also provide a mix of affordability when compared to the most recent construction, which had been single-family housing with garages, which are very expensive. Mr. Ferreira then stated that his organization believed this project would result in a nice mix with what had already been built. Mr. Ferreira then commended the developer for including a pocket park - that was not just a loading zone or parking zone - as well as street trees on both sides where the City had allowed them, and the developer's continued efforts to obtain approval for street trees on Bainbridge Street. Mr. Ferreira concluded by commending the developer's efforts and thinks the project was a good compromise solution given that there were so many competing interests.

Mr. Thomas recognized Ms. Forman and invited her to speak. Ms. Forman stated that her husband, Mr. Forman, will speak first. Mr. Forman stated that he and his wife have lived at the corner of Clarion and Cater Streets for twenty (20) years. Mr. Forman stated that the most important thing would be for the City, the Authority, and the Board to look into the highest and best use of the property for the future. Mr. Forman stated that, at this time, the conveyance of the property for this type of use would not be the highest and best use, and the dollar figures would not be the highest and best use for the City and that whatever is built at this property should also be for the highest use because once the project was built, there was no going back. Mr. Forman stated creating forty-five (45) units is great, but not having appropriate parking in a very high dense area with very minimal parking would only hinder things in the future. Mr. Forman stated that you cannot say some people will have parking and some people will not - parking should be made available for all tenants. Mr. Forman further stated that the City and the Board should look into the current temperature of the neighborhood, because once this property was developed you cannot go backwards to add parking, add more units, take away units, and the community will be stuck with this project in a high dense area for the future.

Mrs. Forman asked if trash would be collected at the front of the building located on Bainbridge Street and if the tenants would be taking out their own trash once a week or would it be a trash company. Mr. Thomas asked if either Mr. Penn or Mr. Rodriguez could address this question.

Mr. Rodriguez asked for clarification because the question seems to ask about a residential property fronting on Clarion Street and their trash pickup may be an issue, but if the question is about the development, then Mr. Penn will have to answer it. Mrs. Forman replied that the question is about the development. Mr. Penn replied that trash would be picked up on Kater Street.

Mr. Forman stated that for the record that he and his wife are against the development of this project as well as against the conveyance of the property to the developer and feel that the property is worth an exorbitant amount of money than the ninety-nine (99) year lease, that the City should look at other options for obtaining a much higher dollar amount for this property and that they both feel that this property is not the highest and best use for the City.

Mrs. Forman asked if a property can be addressed and passed when the Councilperson had not been able to address the community's concerns, because he was involved in an active court case regarding this property. Mr. Thomas stopped Mrs. Forman and stated the court case had nothing to do with this Board and that the Board would not get involved in what was going on with the Councilman. Mr. Thomas stated that he appreciated your comments.

Mr. Thomas recognized Mr. Wilkins and invited him to speak. Mr. Wilkins asked if either the Board or the developer had communicated with the department conducting the tree canopy study about the removal of the trees. Mr. Wilkins stated that in the original plan, there was still going to be a park in the middle which would have preserved some of the tree canopy, but the new design now shows that there will be parking spaces and that the trees will be removed. Mr. Wilkins asked if either the Board or the developer has answered this question. Mr. Rodriguez replied that at the first Board meeting when this item was tabled, the requirements for returning this item to the Board was set up and through the process of community engagement, the

developer met with the Planning Department to discuss the current requirements for zoning and trees, that this plan had been reviewed by the Planning Department and was approved. Mr. Wilkins was satisfied with this response and stated that he had nothing against the removal of the trees. Mr. Wilkins then asked if there was a formula for determining the number of parking spaces required verses the number of units for buildings in Philadelphia. Mr. Rodriguez responded that parking requirements are covered by the zoning code. Mr. Wilkins asked if Mr. Rodriguez had any idea about those requirements. Mr. Rodriguez responded, he did not.

Mr. Thomas recognized Mr. Sullivan and invited him to speak. Mr. Sullivan identified himself as a representative from Benchmark and was on the development team with Mr. Penn. Mr. Sullivan stated that he appreciated the opportunity to come back before the Board. Mr. Sullivan explained that the developer was directed to go back to the community members and that the developer did work with the Hawthorne Empowerment Coalition and the MLK HOA but that, unfortunately, these entities have changed their views on this project. Mr. Sullivan stated that he believed that their input made the project better. Mr. Sullivan stated that, as a result of working with the community, thirteen (13) parking spaces were added, which to the last person's question, is effectively three (3) parking spaces for every ten (10) units, which is normally the requirement in the zoning code, but there is no parking requirement for this zoning classification. Mr. Sullivan stated that the parking being offered now would meet the three (3) for ten (10) threshold or come close to it. Mr. Sullivan thanked Mr. Rodriguez for his assistance to meet with the Planning Commission and in making sure they were informed of the developer's redesign efforts. Mr. Sullivan stated he believed the project was better than the first time it was presented to the Board and he appreciated having gone through the process. Regarding trash, Mr. Sullivan stated that there would be an indoor trash enclosure, trash would be picked up three (3) items a day by a professional trash company, and trash would not be an issue for nearby residents. Mr. Sullivan further stated that, if trash became a problem, Benchmark was not only the developer, but was also the general contractor and property manager. He indicated that any complaints could be sent to him and Mr. Penn. Mr. Sullivan then indicated that Benchmark was an MBE company and that the development team was 100% MBE or WBE so inclusion was a huge focus in the development of this project and that the development team thinks this was a very inclusive project. Mr. Sullivan then stated that it was true that the Hawthorne community does have more affordable housing than other Center City communities, but that this is partly because of MLK Homes and that adding this project strengthens the community further. Mr. Sullivan concluded by stating that he lived in this community and could speak first-hand as a resident.

Mr. Thomas recognized Mr. Patil and invited him to speak. Mr. Patil stated that he lived at 619 S. Clarion Street which touches this property. Mr. Patil stated that he thinks the entire neighborhood highlighted all of its concerns from parking, trash removal, and density, but that the energy of this neighborhood was totally opposed to this project despite what other coalitions and housing authorities say and that you can see that in all the emails. Mr. Patil further stated that every morning when he opened his back door, he saw people enjoying the open space throughout the day, getting some relief during COVID, and that there was a huge opportunity to turn this into an open space or park. Mr. Patil further stated that an architect friend stated there was enough space to make something really special here. Mr. Patil thinks it would do well for the surrounding businesses if the neighborhood really came together on this. Mr. Patil further stated that this was such an eclectic neighborhood - bringing together people from different

backgrounds and classes. Mr. Patil concluded by stating that he was opposed to this project and asked if the Authority could figure out what can be done together to take this in a better direction.

Mr. Thomas recognized Mr. Fisher and invited him to speak. Mr. Fisher stated that he had lived across the street from the property at 13th and Bainbridge for five (5) years and was a member of the MLK HOA. Mr. Fisher stated that he began emailing Mr. Rodriguez years ago about this property when the metal fences were installed and was eventually able to work with the Authority to replace the metal fence with a wooden fence. Mr. Fisher further stated that, at that time, it was unknown how this property would be developed and he thought the City was missing a unique opportunity to have a huge green space. Mr. Fisher further stated that there was a petition with sixteen hundred (1,600) signatures opposed to this project and there were more letters opposing this project than supporting it. Mr. Fisher stated that the neighbors did not favor this project and thought the City should consider sitting down with the community stakeholders to see if we could work together and find a better solution because it was not often that there was a property this big and close to a major downtown City area. Mr. Fisher pointed out that there are many people who care about this property and that it could be made into something unique and that has been proved by how nicely the property was being cared for as well as the many people who utilized this space daily. Mr. Fisher then stated there are many new people moving in at Broad and Bainbridge Streets including the rental project that is expected to be completed in August which is located on the same block where this this project will be located. Mr. Fisher further stated that eliminating this green space was not good for the area because of the high density on Broad Street and that this property was a great spot, was currently being cared for, and we could do something really good here whether that means keeping some as a big green open space or doing a variance to go higher with the current building. Mr. Fisher further stated that by eliminating all of it we were missing an opportunity. Mr. Fisher concluded by stating that it would be good for the Board to delay this vote and sit down in person to discuss everyone's needs to determine what was the best use of this property.

Mr. Thomas recognized Mr. Penn and invited him to speak. Mr. Penn stated that for the record Mr. Fisher was the President of MLK HOA and that he was the person who informed the development team that, if the developer was able to provide parking and put trees on Bainbridge Street, he could guarantee that the developer would receive approval from the MLK HOA. Mr. Penn further stated that the developer spent over one hundred and fifty thousand dollars (\$150,000) and would spend additional money on the parking structure. Mr. Penn also stated that he believes that this project was a lot better because of Mr. Fisher's input and the developer's redesign to meet the wishes of the MLK HOA. Mr. Penn concluded by stating that hopefully, the MLK HOA will be supportive going forward.

Mr. Thomas pointed out that an amendment to the resolution is needed to change the initial rent amount from twenty thousand dollars (\$20,000) to ten thousand dollars (\$10,000). Mr. Rodriguez responded, correct. Mr. Thomas asked the Board for approval to amend the resolution to change the initial rent amount from twenty thousand dollars (\$20,000) to ten thousand dollars (\$10,000) and asked for a motion from the Board. Upon motion and duly seconded, an amendment to the resolution to change the initial rent amount from twenty thousand dollars (\$20,000) to ten thousand dollars (\$10,000) was approved.

Mr. Thomas stated that the Board had heard from the community and had heard their concerns and indicated that, when this item came to the Board in December 2021, the Board required the developer to address specific items before this matter would be considered again by the Board. Mr. Thomas stated that most of those items have been addressed. Mr. Thomas stated that parking was raised as an issue and the Board heard that parking had been addressed. Mr. Thomas further stated that affordability was raised as an issue, which a resident indicated that the RFP always noted sixty percent (60%) of AMI. Mr. Thomas indicated that he believed that was accurate, but unfortunately what was represented as sixty percent (60%) of AMI was inaccurate in December 2021, when it was originally presented to the Board and that is why we had to make a modification to that. Mr. Thomas stated that the other item the Board heard, which was always going to be a challenge in the City, was open space and that the Board does recognize and appreciate the desire to maintain open space. Mr. Thomas further stated that the Board also recognized the need to maintain open space, but the City also had a challenge when it comes to affordable housing and that the Board had to figure out how to balance these things. Mr. Thomas concluded by stating that he wants the public to know that the Board appreciated their concerns and comments and would take them into consideration when deliberating and making its determination on this item.

Board Action

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

RESOLUTION NO. 2022-28

RESOLUTION AUTHORIZING (i) THE SELECTION OF 624 S. 13TH STREET L.L.C. AS REDEVELOPER OF 614-26 S. 13TH STREET, INCLUDING 1306-10 KATER STREET AND 1309-13 BAINBRIDGE STREET, LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA, AND (ii) A GROUND LEASE WITH 624 S. 13TH STREET L.L.C., AS TENANT, FOR 614-26 S. 13TH STREET, INCLUDING 1306-10 KATER STREET AND 1309-13 BAINBRIDGE STREET

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("**Authority**"), that 624 S. 13th Street L.L.C. ("**Redeveloper**") is hereby selected as Redeveloper of 614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street (collectively, the "**Premises**"), located in the South Central Redevelopment Area, South Central Urban Renewal Area, and approval is hereby given to the Redevelopment Agreement and the proposed method of disposition as set forth below and in the attached Fact Sheet (as amended as indicated below); determining that the Redeveloper possesses the qualifications and financial resources necessary to develop the Premises in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract for the Premises and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate council action.

FURTHER RESOLVING, that the Premises shall be developed as a three and a half (3 1/2) story building, totaling 33,000 gross square feet, which will include thirteen (13) parking spaces and forty-five (45) apartments – the current unit mix being twelve (12) studio units, twenty-four (24) one bedroom units, and nine (9) two bedroom units (the "**Project**").

FURTHER RESOLVING, that Redeveloper shall continuously use the Premises for purposes of constructing, operating and maintaining the Project, of which a minimum of two (2) studio units, nine (9) one-bedroom units, and three (3) two-bedroom units (the "**Affordable Units**") shall be (i) leased/restricted to subtenants with household incomes not to exceed sixty percent (60%) of the area median income ("**AMI**") as determined by the United States Department of Housing and Urban Development ("**HUD**"), and (ii) shall be rented at levels that are affordable to households at sixty percent (60%) of AMI, based on such households spending no more than thirty percent (30%) of their adjusted gross income on housing costs.

FURTHER RESOLVING, that the Authority is authorized to enter into (i) a Redevelopment Agreement between the Authority and Redeveloper setting forth the development obligations relative to the Project, and (ii) a Ground Lease for the Premises between the Authority, as landlord, and Redeveloper, as tenant, providing for the use, operation and maintenance of the Premises and maintenance of the Project to be constructed pursuant to the Redevelopment Agreement, for a term of ninety-nine (99) years and including such additional terms as set forth in the attached Fact Sheet, as amended during the Board meeting to reduce the "Fixed Minimum Rent" in the first (1st) year of the term from an annual amount of Twenty Thousand Dollars (\$20,000) to an annual amount of Ten Thousand Dollars (\$10,000), which will be payable in monthly installments of Eight Hundred Thirty-Three Dollars and Thirty-Four Cents (\$833.34).

FURTHER RESOLVING, that the Deputy Executive Director of Real Estate is hereby authorized, empowered and directed to perform any and all such acts and things, and to execute, acknowledge, deliver, file or record in any appropriate public offices, all ancillary agreements, documents, instruments and certifications as may be necessary or desirable in connection with accomplishing the purpose of this Resolution.

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



HOUSING FINANCE

Mr. Brown presented “Item III -Modification of Loan Terms Bancroft Court Apartments” in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-29

RESOLUTION AUTHORIZING THE AUTHORITY TO MODIFY THE TERMS OF AN EXISTING LOAN TO 1604 WEST ALLEGHENY LIMITED PARTNERSHIP AND ENTER INTO A SUBORDINATION AGREEMENT WITH 1604 WEST ALLEGHENY LIMITED PARTNERSHIP AND FIRSTRUST SAVINGS BANK

WHEREAS, in 1991 the Philadelphia Housing Development Corporation ("PHDC") provided a loan in the amount of Nine Hundred Fifty Thousand Dollars (\$950,000) (the "Loan") to 1604 West Allegheny Limited Partnership ("Borrower"). The proceeds of the Loan, secured by a third mortgage (the "Mortgage"), along with financing from Pennsylvania Housing Finance Agency and syndication proceeds from the sale of low-income housing tax credits were used to develop Bancroft Court Apartments located at 1604 W. Allegheny Avenue (the "Property"). The Bancroft Court Apartments was developed as new construction of sixty (60) units of affordable rental housing for low to moderate-income families (the "Project"); and

WHEREAS, the Mortgage was assigned by PHDC to the Philadelphia Redevelopment Authority (the "Authority"); and

WHEREAS, pursuant to Resolution No. 18,374 adopted February 27, 2007, the Board authorized the Authority to subordinate the Loan to a Citizens Bank loan in the amount of Nine Hundred Fifty Thousand Dollars (\$950,000) to make capital improvements to the Property and to extend the maturity date of the Loan to March 2026. The interest continued to accrue at the rate of one percent (1%); and

WHEREAS, Borrower wants to preserve the Property for low to moderate-income families and has developed a plan that includes capital improvements to the Project. To finance the capital improvements, the Borrower has received a loan commitment from Firstrust Savings Bank in the amount of One Million One Hundred Thousand Dollars (\$1,100,000) (the "Firstrust Loan"), which will be secured by a mortgage against the Property for the same amount (the "Firstrust Mortgage"). The proceeds of the Firstrust Loan will be utilized to repay the existing Citizens Bank loan and to fund the capital improvements; and

WHEREAS, in order to maintain affordability of the Project, the Borrower has requested the Authority modify the terms of the Loan and subordinate the Mortgage to the Firsttrust Mortgage.

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

1. Modify the terms of the Loan to eliminate the interest rate and extend the maturity date of the Loan to be due and payable fifteen (15) years from the date of execution of the modification; and
2. Enter into a Subordination Agreement in favor of Firsttrust Savings Bank to subordinate the Mortgage to the Firsttrust Mortgage.

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

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Buckley, Ms. Nadol and Mr. Smith.



OLD BUSINESS

Mr. Thomas stated that, before the Board addresses old business, he noticed there were a number of comments and emails regarding the Germantown YMCA and expected this matter to come up in old business. Mr. Thomas reminded the public to keep comments to ninety (90) seconds to respect everyone's time because it had been a long meeting, but also stated that he does want to give the public the opportunity to raise concerns.

Ms. Varghese informed the Board members that a letter was received prior to the meeting from the Friends for the Restoration for the Germantown YWCA Building and that the letter contained a list of questions that the community was hoping the Board could answer at this meeting.

Mr. Thomas stated that he received the letter yesterday and was not sure where the letter got caught up, that Mr. Rodriguez provided him with a copy yesterday, and that the Board was provided a copy of the letter yesterday as well. Mr. Thomas stated that many of the questions were questions that should be directed to Authority staff and that the individual responsible for overseeing this matter is on vacation so the Board is unable to have a conversation regarding

those questions. Mr. Thomas further stated that the Board would take into consideration the concerns and questions stated in the letter and that the Board would make sure that Authority staff reached out and responded accordingly to the Friends for the Restoration for the Germantown YWCA Building.

Mr. Thomas recognized Ms. Haskins and invited her to speak. Ms. Haskins congratulated Mr. Smith on his appointment to the Board. Ms. Haskins reminded the Board members that she gave the Board a preview of this letter last month and that she asked about how long this process would take. Ms. Haskins stated that the Authority has had eight (8) months since things started to heat up, not really eight (8) months, but since November 2021. Ms. Haskins further stated that the community would like to know and thinks Mr. Rodriguez or someone said there were internal conversations being held, how long these internal conversations were going to take and that whoever was on vacation was probably at the last meeting to hear about the community's concerns. Ms. Haskins stated that this was something that had been discussed with the Board every month, the community had put up with for the last fifteen (15) years, there were a lot of people who do not understand the bureaucracy especially how long things take in the City, and she did not have an answer for people asking her what was going on. Ms. Haskins further stated that the community had been the Authority's friend and partner in doing what the Authority has done and the community still supported the Authority and wanted the right thing to be done, but she believed it was important for the Authority to let the community know what is going on and what the community can expect.

Mr. Thomas recognized Mr. Ali and invited him to speak. Mr. Ali stated that the Authority spent over four million dollars (\$4,000,000) to stabilize the Germantown "Y" building back when the building was falling down and the building was being prepared for a developer to redevelop the property. Mr. Ali stated that he was at the community meeting where Ms. Haskins was present as well as the former Authority Chair, Ms. Fadullon, to give his support to Ms. Fadullon for her stewardship of this project. Mr. Ali further stated that he believed the Authority did everything they could do, that the building needs to be developed, that at this time the Authority should take the necessary time to get it right no matter how long it might take, and that he supports the Authority. Mr. Ali then thanked the Authority's former General Counsel and stated that he always allowed him to speak, responded to his legal questions, that he was extremely professional, and hoped that the next General Counsel would follow his lead. Mr. Ali then thanked the Chair, Mr. Thomas, for following the example of all other past Board Chairs in allowing the community to speak.

Mr. Thomas recognized Ms. Doley and invited her to speak. Ms. Doley stated that she fully supported what Ms. Haskins stated but begged to differ with the last person who spoke. Ms. Doley stated that a lot of the people who signed the first petition around the time of the stabilization of the Germantown "Y" back in 2015 are now deceased and that we are now a new iteration of a group that was formed in 2015. Ms. Doley stated that, after the initial proposal was sort of accepted, it was then rejected and then it took almost two (2) years for a new RFP to be issued and a new developer to be approved and then the community had to wait five (5) years for any dirt to be dug. Ms. Doley further stated that it has been months since the developer was revoked last October 2021 and the community wanted to be a priority, not old business anymore, but new business. Ms. Doley explained to the Board that the community would begin conducting

a survey and that she had heard from over one hundred (100) residents and expected to hear from hundreds more. Ms. Doley further stated that the community was attempting to obtain peoples' view as to what they want to see developed but that it was the Authority's job to engage the community. Ms. Doley asked for the identity of the staff person in charge of this project so that the community could communicate directly with that person and further asked the Board to provide a date as to when the Authority will respond to the letter with at least a broad outline as to the process and schedule throughout the rest of the year. Ms. Doley stated that the community did not want another full year to go by with nothing happening to the building and that she would be happy to share all the photos of all the great things that happened there but also of what the inside of the Germantown "Y" looks like since it had been destroyed on the Authority's watch. Ms. Doley stated that if the Authority were a private entity, she thought it would have been sued by now. Ms. Doley stated that she too wanted to be the Authority's friend and work in cooperation, but work meant the wheel had to turn and that we could not sit as if on vacation for more years. Ms. Doley stated that the building is critical and very meaningful to the community as we found from the survey, that the community used this facility in the 1950s, 1960s, and 1970s, and that this was crucial to the revitalization of the center of their community, the business corridor, and to Vernon park. Ms. Doley concluded by stating that not only was the building being held up but it was holding up all of Germantown.

Mr. Thomas replied that he too shared the community's frustrations and indicated that, when the Authority stabilized the Germantown "Y" building, it was done when he was working at the Authority and was familiar with that period of time. Mr. Thomas stated that he was frustrated that the process has not progressed as well. Mr. Thomas pointed out that, while the community was having meetings, it is imperative that the Authority do the same so that the Authority would get it right going forward and that, unfortunately, it does take a little time. Mr. Thomas further stated that he knew there had been attempts to put together a community meeting for the other Germantown properties as well and that there were some challenges, but he was not going to make any excuses. Mr. Thomas stated that he did not want to give out the direct name of the employee and preferred that the community continue to email him directly because he did not think that would move the process along. Mr. Thomas assured the public that the Board shared their concerns and stated that the Authority will try to move as fast as possible, that someone will address the letter and, hopefully, address some of the concerns in an immediate fashion, but he could not give a timeframe today. Mr. Thomas apologized that this was not moving as fast as some would like and stated that there was limited staff and other RFPs throughout the City that the Authority was trying to address as well. Mr. Thomas concluded by stating that he did not really have any excuses and that the Board recognized the immediate need and concerns in Germantown and the Authority would address them as soon as possible.

Ms. Doley asked if the Board could provide an outside date for responding. Mr. Thomas responded that a response will hopefully be provided before the next Board meeting.

Mr. Thomas recognized Ms. Weiss and invited her to speak. Ms. Weiss stated that she agreed with Ms. Haskins and Ms. Doley and was appalled that it has taken the Authority this long. Ms. Weiss further stated that the community has affordable housing that is inaccessible and was not being addressed. Ms. Weiss further stated that it was extremely easy to hold a community meeting, there was no need for outside engagement, the City had access to send out emergency messages to get people to vote, and that all the City needed to do was send out a message to

everyone in the 19144, 19138, and 19119 zip codes and people would come. Ms. Weiss stated that she wished some attention would be given to Germantown for all the lack of attention for so many years and so much property that is blighted because it belonged and was under the City's control.



NEW BUSINESS

Mr. Thomas asked if there was any new business. Mr. Thomas stated that he appreciated everyone's patience and comments from the public. Mr. Thomas stated that staff will do its best to address many of these concerns – knowing that we cannot address everything, but we will do our best.

Mr. Thomas recognized Mr. Smith and invited him to speak. Mr. Smith stated that he was a new Board member and that his reputation has been one of getting things done. Mr. Smith stated that he would like to talk offline to understand why the Authority was on this treadmill particularly related to Germantown. Mr. Smith pointed out that he was a Germantown native and anything for Germantown he would give his ear to - going back to the days of Germantown Settlement, GGHDC, and Germantown. Mr. Smith indicated that he was hopeful that the Board could put their heads together along with the community to see what could be done to resolve this challenge and turn this challenge into an opportunity.

Ms. Thomas responded that he appreciated Mr. Smith's comments and shared his concerns. Mr. Thomas stated that he too was from the Germantown area and recognized the value of the property. Mr. Thomas further stated that he was looking forward to working with Mr. Smith as well as the rest of the Board of Directors.



ADJOURNMENT

There being no further business to come before the Board, Mr. Thomas declared the meeting adjourned at 6:14 P.M.

SECRETARY TO THE BOARD

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

User Name (Original Name)	First Name	Last Name
steven.may@humangood.org	steven.may@humangood.org	
steven.may@humangood.org	steven.may@humangood.org	
Kelly Yan	Kelly	Yan
Kelly Yan	Kelly	Yan
Vidhi Anderson	Vidhi	Anderson
William	William	Andrews
Christian Weber	Christian	Weber
Johnny Buckley	Johnny	Buckley
Johnny Buckley	Johnny	Buckley
Sophia	Sophia	Fox
Deborah	Deborah	McIntosh
shelley	shelley	harris
Medina	Medina	Williams
June	June	Waters-Bey
Julie Stapleton Carroll	Julie	Stapleton Carroll
Julie Stapleton Carroll	Julie	Stapleton Carroll
Julie Stapleton Carroll	Julie	Stapleton Carroll
Jacquelyn Sims	Jacquelyn	Sims
Jacquelyn Sims	Jacquelyn	Sims
Charles	Charles	Richardson
Yue Wu	Yue	Wu
Yue Wu	Yue	Wu
Shawn	Shawn	Pendleton
Francine	Francine	Eason
Lewis	Lewis	Roberts Jr
Mohamed	Mohamed	Camara
Andrea Imredy Saah	Andrea	Imredy Saah
Richard Owens	Richard	Owens
Richard Owens	Richard	Owens
Joshua Hui	Joshua	Hui
Jenaye	Jenaye	Munford
Dereq	Dereq	Moore
Laura	Laura	Jenkins
Lauren Williams	Lauren	Williams
wanellie	wanellie	cummings
leon	leon	stimpson
Michael	Michael	Taub
Bridget	Bridget	Powell
Bo Rudy	Bo	Rudy
Shalee	Shalee	Jackson
Ingrid	Ingrid	Wyche
THERESA	THERESA	KEHLER

Shavon	Shavon	Hart
YVONNE HASKINS	YVONNE	HASKINS
Lenora	Lenora	Core
REV. CHESTER	REV. CHESTER	H. WILLIAMS
Mehra	Mehra	den Braven
greg	greg	paulmier
Tim Fisher	Tim	Fisher
Ashish Patil	Ashish	Patil
Paul Walker	Paul	Walker
Paul Walker	Paul	Walker
Hebru Brown	Hebru	Brown
Erik	Erik	Williams
Michael Wilkins	Michael	Wilkins
Sharon Forman	Sharon	Forman
Cristi	Cristi	DeFino
Erin DelBaggio	Erin	DelBaggio
Eric	Eric	Balchunas
Shaun	Shaun	James
Anthony	Anthony	Moore
Etta	Etta	Hansberry
Kathy	Kathy	Ryan
M	M	T
Ronald	Ronald	Cicatelli
Abdul-Rahim	Abdul-Rahim	Muhammad
Cyrell	Cyrell	Green
Mike	Mike	Tomasetti
ARICA	ARICA	MILLER
WILLIAM	WILLIAM	HARRIS
Paul	Paul	Kirk
Lutisha	Lutisha	Miner-teague
Shanda	Shanda	King
DERA Nd-Ezuma	DERA	Nd-Ezuma
DERA Nd-Ezuma	DERA	Nd-Ezuma
Ian	Ian	DeOrio
Jonathan	Jonathan	Best
Gerald	Gerald	Wells
Cherese L. Kitchens	Cherese	L. Kitchens
kenn Penn	kenn	Penn
Timothy	Timothy	Wells
Henry Sullivan	Henry	Sullivan
Carmine	Carmine	Zulli
Bruce Bohri	Bruce	Bohri
Marline Paramour	Marline	Paramour

Howard Jeffers III	Howard	Jeffers III
Howard Jeffers III	Howard	Jeffers III
Y	Y	E
Evonne	Evonne	Tisdale
Steve Bertil	Steve	Bertil
Albert	Albert	Hicks Jr
Theodore	Theodore	Stones
Andrew Goodman	Andrew	Goodman
Julio Orriz	Julio	Orriz
Julio Orriz	Julio	Orriz
Mark	Mark	Taylor
Lindsey Samsi	Lindsey	Samsi
Molly	Molly	Farrell
Will Maus	Will	Maus
Trang Balchunas	Trang	Balchunas
Jihad Ali	Jihad	Ali
Stanley Platt	Stanley	Platt
Kaci	Kaci	Vecchio
German D ESPINAL LOPEZ	German D	ESPINAL LOPEZ
KC Roney	KC	Roney
Jacob	Jacob	Roller
Cindy	Cindy	
tayyib smith	tayyib	smith
Carrley Husfelt	Carrley	Husfelt
David Lo	David	Lo
Han Chiang	Han	Chiang
ann Doley	ann	Doley
Jamila Davis	Jamila	Davis
Marcus Ferreira	Marcus	Ferreira
Don Maedche	Don	Maedche
Bernard Friends of the YWCA	Bernard	Friends of the YWCA
Bernard Friends of the YWCA	Bernard	Friends of the YWCA
Emaleigh Doley	Emaleigh	Doley
C P	C	P
C P	C	P
a weiss/SoLo	a	weiss/SoLo
wiley cunningham	wiley	cunningham
wiley cunningham	wiley	cunningham
12152853798		
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**PRA Board Meeting of April 13, 2022
Q & A**

#	Question	Asker Name	Answer
1	how are you, I am new here. could you please guide me if there are a website with information how to purchase properties?	Julio Orriz	If you are interested in acquiring public land please got to this website: https://phdcphila.org/land/buy-land/
2	Thank you for the land information. Do you have information for houses and/or autcions?	Julio Orriz	No not at this time
3	Because Chat is closed, I would like to send my congratulations to Bill Smith for his appointment...and welcome his appointment, having known his excellence and grace years ago when I was at Ballard Spahr and Fannie Mae. Thank you for allowing my use of Q&A.	YVONNE HASKINS	

4	I am new and I heard I can go to the city hall, but I am not familiar with the process. is there Information somewhere online regarding the process? Thank you again.	Julio Orriz	
5	Who was the applicant for the last issue	Paul Walker	
6	Seeking what next steps are concerning the RFP and community engagement process for development of the Germantown YWCA?	Don Maedche	That issue will be addressed at the end of the agenda under old business.
7	Thank you.	Don Maedche	
8	I would like to address the claim of community engagement. I don't believe the level of notice and outreach were sufficient to draw community engagement.	Paul Walker	

9	<p>Since KPK's preferred developer status was revoked in November 2021 and it is now April 2022, can we get a definite date and timeline in writing for the new RFP to be put out and dates for submission and selection that is reasonable but accelerated considering this situation started in 2006 and the building is very distressed. As well as the community engagement process. It seems to be a new developer could be chosen within 2022 if you will prioritize and accelerate this project.</p>	ann Doley	That issue will be addressed at the end of the agenda under old business.
10	<p>I am referencing the Germantown YWCA Building which is a pivotal building for the overall revitalization of Germantown.</p>	ann Doley	That issue will be addressed at the end of the agenda under old business.

11	I would like to know who specifically is working on the YWCA issue and what their directives are including timelines and expectations. It seems to me that the PRA is kicking the can down the road. We would like specific measurables to monitor, our neighborhood deserves this at the least.	Julie Stapleton Carroll	That issue will be addressed at the end of the agenda under old business.
12	40% AMI is too high for people who live there to afford - why are we building affordable housing that people cant afford	wiley cunningham	
13	The RFP for 13th & Bainbridge has always be 60% AMI.	Johnny Buckley	
14	Change.org/fortheLoveofTurtlebug	Johnny Buckley	
15	Today at 11am there were four educational programs, over a 100 folks, using Hawthorne Park.	Johnny Buckley	

16	Just wanted to make an observation that we are always listed as “old business.” I for one, Ann Doley, Friends for the Restoration of the Germantown YWCA Building, and many others in the community I am sure, are getting “old” waiting for us to become NEW and CURRENT business. That’s what we are asking for. PRIORITY ATTENTION!	ann Doley	
17	Who will receive the community donation?	Johnny Buckley	
18	So the monthly rent of the land will be \$800? If changed to 10k	Johnny Buckley	The amended amount will be included in the board minutes once approved by the Board secretary.
19	Who will receive the \$50k community donation? (13th & Bainbridge). I raised this question during the March meeting.	Johnny Buckley	

20	I wanted to know about the Right to Know.	YVONNE HASKINS	
21	Thank you William	Don Maedche	



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
MAYOR

April 4, 2022

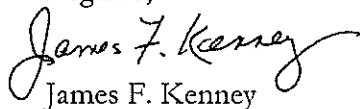
Dawn Summerville
610 E. Allen Lane
Philadelphia, PA. 19119

Dear Dawn,

I am writing to inform you that I am appointing you to The Philadelphia Redevelopment Authority. Your term will expire March 28, 2023. The residents of this city and I are grateful to you for taking on this very important work. I often say that we are only truly happy when we are in service to others, and I appreciate you answering this call to serve our wonderful city.

If you have any questions regarding your appointment, please contact Debbie Mahler, Deputy Mayor of Intergovernmental Affairs at, Deborah.Mahler@Phila.gov. Thank you for your willingness to serve.

Regards,


James F. Kenney



CITY OF PHILADELPHIA

DEPARTMENT OF COMMERCE

One Parkway Building
1515 Arch Street, 12th Floor
Philadelphia, PA 19102
(215) 683-2001
Anne.Nadol@phila.gov

Anne K Nadol
Director of Commerce

April 13, 2022

To Whom This May Concern,

I Dawn K. Summerville, resign from the PRA Board effective as of April 10, 2022.

Thank you.

A handwritten signature in black ink, appearing to read "Dawn K. Summerville".

Dawn K. Summerville

Deputy Commerce Director, Business Development



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
MAYOR

April 11, 2022

Anne Nadol
Commerce Director

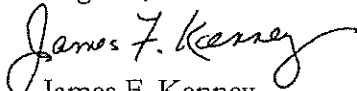
Dear Anne,

I am writing to inform you that I am appointing you to the Philadelphia Redevelopment Authority for a term expiring on March 28, 2023. The residents of this city and I are grateful to you for taking on this very important work. I often say that we are only truly happy when we are in service to others, and I appreciate you answering this call to serve our wonderful city.

If you have any questions, please contact Debbie Mahler, Deputy Mayor for Intergovernmental Affairs, at Deborah.Mahler@Phila.Gov.

Thank you for your willingness to serve.

Regards,


James F. Kenney
Mayor



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
MAYOR

April 4, 2022

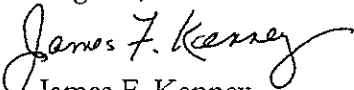
William Smith
7920 Deer Run Road
Glenside, PA. 19038

Dear Bill,

I am writing to inform you that I am appointing you to The Philadelphia Redevelopment Authority. Your term will expire March 28, 2027. The residents of this city and I are grateful to you for taking on this very important work. I often say that we are only truly happy when we are in service to others, and I appreciate you answering this call to serve our wonderful city.

If you have any questions regarding your appointment, please contact Debbie Mahler, Deputy Mayor of Intergovernmental Affairs at, Deborah.Mahler@Phila.gov. Thank you for your willingness to serve.

Regards,


James F. Kenney



BOARD FACTSHEET

Meeting of April 13, 2022

Subordination Agreement between Discovery Charter School, Inc, U.S. Bank Trust Company, N.A., and Philadelphia Redevelopment Authority concerning 4700 Parkside Avenue

PARTIES: (1) Discovery Charter School, Inc. ("**Borrower**"), (2) U.S. Bank Trust Company, N.A ("**U.S. Bank**"), and (3) Philadelphia Authority for Industrial Development ("**PAID**")

Background: In March 2012, PAID issued Revenue Bonds (Discovery Charter School Project) Series 2012 in the amount of \$13,445,000 which have a final maturity of April 1, 2042 and an optional redemption date of April 1, 2022, at par and without penalty ("**2012 Bonds**").

The proceeds of the 2012 Bonds were loaned by Bank of New York Mellon Trust Company, N.A. ("**BNY Mellon**") to Borrower ("**BNY Mellon Loan**") and were used to finance, among other things, (i) the acquisition of 4700 Parkside Avenue, Philadelphia, Pennsylvania ("**Property**"); (ii) the construction, renovation, installation, and equipping of a school facility thereon; and (iii) the funding of a debt service reserve fund. The BNY Mellon Loan is secured by a first mortgage against the Property ("**BNY Mellon Mortgage**").

On September 27, 2012, the Philadelphia Redevelopment Authority ("**Authority**") extended a \$200,000 loan to the Borrower to provide funds to reimburse the Borrower for a portion of the cost to acquire the Property ("**Authority Loan**") which is secured by a second mortgage against the Property ("**Authority Mortgage**"). The Authority Loan is non-amortizing, with the entire principal sum of \$200,000 being due at maturity on September 27, 2042 ("**Maturity Date**"). Except in an event of default, the Authority Loan bears no interest. The unpaid principal balance and any accrued interest is due and payable upon the earlier to occur of (i) sale of the Property; (ii) the Maturity Date; or (iii) the occurrence of an event of default.

Borrower has requested PAID to issue its 2022 Tax-Exempt Bonds in a proposed amount of \$13,805,000 and its 2022 Taxable Bonds in a proposed amount of \$160,000 (collectively, "**2022 Bonds**"). The proceeds of the 2022 Bonds will be loaned to Borrower by U.S. Bank ("**U.S. Bank Loan**") and will be used, among other things, to pay off the 2012 Bonds/BNY Mellon Loan. The U.S. Bank Loan will be secured by a mortgage against the Property for \$13,965,000 ("**U.S. Bank Mortgage**").

The primary purpose of the 2022 Bonds/U.S. Bank Loan is to achieve debt service savings and provide funds to fit out previously constructed shell space for use as additional classroom space. The proceeds (including any bond sales premium) are

expected to be used as follows: (i) approximately \$11.4 million to repay the outstanding amount of the 2012 Bonds/BNY Mellon Loan; (ii) approximately \$2.47 million for various capital improvements and upgrades including improvement of a 10,000 square foot unfinished portion of the building as classrooms to allow for expanded programs and related soft costs for architecture and permits and certain furniture, fixtures, and equipment; and (iii) the remaining proceeds are intended to fund a debt service reserve fund for the 2022 Bonds and to fund costs of issuance, such as underwriter's discount and professional fees. The 2022 Bonds are expected to mature in 2052.

After the BNY Mellon Loan is paid, the only indebtedness the Borrower will have is the U.S. Bank Loan and the Authority Loan. Borrower does not have, nor does it anticipate any other indebtedness.

As a condition to refinancing the 2012 Bonds/BNY Mellon Loan, U.S. Bank requires that the Authority enter into a subordination agreement to subordinate the Authority Mortgage to the U.S. Bank Mortgage and to consent to the making of the priority obligations under the 2022 Bonds.

Nature of Request: Authority staff seeks authorization to enter into a subordination agreement to, among other things:

(A) subordinate the Authority Mortgage to the U.S. Bank Mortgage; and

(B) consent to the making of the priority obligations under the 2022 Bonds.

A proposed Resolution is attached.

Prepared by: Steve Cusano
Reviewed by: Susan Varghese



BOARD FACTSHEET

Board Meeting of April 13, 2022

Settlement of Litigation and Related Claims

2432 N. Bouvier Street

2345 N. Garnet Street

2347 N. Garnet Street

Litigation Captions:

1. *Fox Hill Partners, LLP (a/k/a Fox Hill Partners LP) v. Philadelphia Redevelopment Authority et al.*, Philadelphia County Court of Common Pleas, June Term, 2021, No. 02637 (relative to 2432 N. Bouvier Street).
2. *Oak Hill Properties, LLC v. Philadelphia Redevelopment Authority et al.*, Philadelphia County Court of Common Pleas, June Term, 2021, No. 02610 (relative to 2345 N. Garnet Street).
3. *Oak Hill Properties, LLC v. Philadelphia Redevelopment Authority et al.*, Philadelphia County Court of Common Pleas, June Term, 2021, No. 02558 (relative to 2347 N. Garnet Street).

The foregoing cases shall be referred to herein, collectively, as the "**Litigation**".

Nature of Litigation: The Board is requested to authorize the Authority to enter into Settlement Agreements (the "Agreements") with the respective Plaintiffs in the Litigation to resolve all claims presented in the Litigation and all other claims related to the disputed ownership of the properties located at 2432 N. Bouvier Street, 2345 N. Garnet Street and 2347 N. Garnet Street (collectively, the "Properties"). The terms and conditions of the Agreements are contained in a Confidential Settlement Memorandum that has been provided to the Board.

PROPERTY INFORMATION: 2432 N. Bouvier Street, 2345 N. Garnet Street and 2347 N. Garnet Street, Philadelphia, Pennsylvania (collectively, the "Properties")

COMMENTS OR OTHER CONDITIONS:

Through negotiations, the respective Plaintiffs, who claim to be the current title holders to the Properties, and the Authority, who also claims to be the current title owner of the Properties, are willing to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Properties provided both parties comply with the terms and conditions of the Agreements.

Proposed Resolution is attached.

Prepared by: Susan Varghese



BOARD FACTSHEET

Meeting of April 13, 2022

Lease Amendment, Assignment and Assumption Agreement
1260 Housing Development Corporation and MF Mid City LLC
Mid-City Y

NAME OF DEVELOPER/APPLICANT: 1260 Housing Development Corporation ("1260 HDC") and MF Mid City LLC ("MF Mid City"). MF Mid City is an affiliated entity of Mission First Housing Development Corporation ("MF") and 1260 HDC.

Nature of Transaction: Authorization to enter into a Lease Amendment, Assignment and Assumption Agreement with 1260 HDC and MF Mid City, to, among other things, extend the lease term, as previously extended.

MF plans to renovate the Premises (defined below) in order to support its continued use as affordable housing. In order to support MF and 1260 HDC's plans to apply for low-income housing tax credits from the Pennsylvania Housing Finance Agency to raise the necessary funding for the development/rehabilitation of the Premises, (i) the Lease (as defined below) will need to be assigned to MF Mid City, who will apply for low-income housing tax credits, and (ii) the Lease will have to be amended to reflect a term of a minimum of ninety-nine (99) years from the effective date of such amendment.

LEASE AMENDMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT:

The Philadelphia Redevelopment Authority ("Authority") and Mid-City Residential Associates, L.P. ("Mid-City LP"), as tenant, entered into a certain Amended and Restated Lease dated February 12, 1998, and made effective as of February 26, 1998 (the "Lease"), for the fourth through seventh floors plus a portion of the first floor of the Mid-City Y building located at 2025-29 Chestnut Street (the "Premises"). The Lease was thereafter assigned by Mid-City LP to 1260 HDC pursuant to that certain Assignment, Assumption and Consent Agreement dated June 28, 2016, and made effective July 1, 2016.

Pursuant to the Lease, the term of the Lease is scheduled to expire on February 28, 2038 (the "Lease Termination Date").

1260 HDC desires to sell and MF Mid City desires to buy the Lease and assume, undertake and perform the obligations and responsibilities under the Lease, subject to the terms and conditions described herein.

The Authority, 1260 HDC and MF Mid City desire to amend the Lease, as previously amended, by, among other things, extending the Lease term, as previously extended. Specifically, the following terms are requested to be

incorporated into the Lease Amendment, Assignment and Assumption Agreement:

1. The Lease will be assigned by 1260 HDC to MF Mid City and MF Mid City agrees to assume all obligations under the Lease, as modified by the Lease Amendment, Assignment and Assumption Agreement.

2. The Lease term will be extended for a term of ninety-nine (99) years from the effective date of the Lease Amendment, Assignment and Assumption Agreement.

3. The rent due under the Lease as modified by the Lease Amendment, Assignment and Assumption Agreement will be Ten Dollars (\$10.00) for the term.

4. All improvements performed by MF Mid City in excess of Fifty Thousand Dollars (\$50,000) must be approved in advance by the Authority.

5. The Lease shall become a triple net lease, meaning MF Mid City shall be responsible for all the expenses related to the Premises, including real estate taxes, building insurance, and maintenance. It is anticipated that MF Mid City will enter into a Cost Sharing Agreement or other similar agreement with Freire Charter School ("Freire") outlining the cost sharing obligations between MF Mid City and Freire.

6. MF Mid City shall be given a right of first refusal option if and when the Authority receives a bona fide offer or response to a request for proposals (or other proposal issued by the Authority) (collectively, "Offer") from a prospective purchaser that is or could be unrelated to the Authority and which is not a public or government agency or authority (or an entity owned, controlled and/or managed by a public or government agency or authority) ("Unrelated Third Party") to purchase and sell the fee interest in the Premises and the Authority is willing to accept such Offer.

COMMENTS OR OTHER CONDITIONS:

There is no new Redevelopment Agreement associated with the Premises – this is simply a lease modification and assignment. The Premises was previously developed by Mid-City LP and a Certificate of Completion was previously issued on January 13, 2000.

If approved by the Authority Board, a request to City Council will be submitted seeking approval of the Lease Amendment, Assignment and Assumption Agreement.

Proposed Resolution is attached.

Prepared by: Susan Varghese



BOARD FACTSHEET
Meeting of April 13, 2022
Approval of Construction Contract
Seravalli, Inc.
Chew Playground Field Renovations

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia (the "City"), and Seravalli, Inc. ("Seravalli") for the Chew Playground Field Renovations project, located at 1800 Washington Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of hazardous soil and the placement of clean soil at Chew Playground, drain cleanouts, removal of fencing, new sodding for the playground field with markings for football, soccer and baseball fields, grading, and furnishings.

SELECTION PROCESS:

On February 22, 2022, the Authority, as agent for the City, advertised a Request for Proposals for the Project. The Authority received two (2) proposals. Seravalli's proposal was selected by the Project review team.

Seravalli, Inc.

10059 Sandmeyer Lane
Philadelphia, PA 19116
Total Base Bid: \$1,484,100
EOP Ranges set by Rebuild: 30-35% MBE; 15-20% WBE

FINANCING:

The Project will be funded with Bond Proceeds as outlined in the Subgrant Agreement between the Authority and the Philadelphia Authority for Industrial Development. 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: Susan Varghese



BOARD FACTSHEET
Meeting of April 13, 2022
Approval of Construction Contract
R.C. Legnini Company, Inc.
Lemon Hill Mansion Porch and Roof Restoration

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia ("City"), and R.C. Legnini Company, Inc. doing business as RC Legnini Building Contractors ("Legnini") for the Lemon Hill Mansion Porch and Roof Restoration project, located at Lemon Hill Drive, East Fairmount Park (the "Project").

The Project includes the renovation of the first (1st) and second (2nd) floor porches and roof at the Lemon Hill Mansion in East Fairmount Park.

SELECTION PROCESS:

The City solicited bids and has selected Legnini for the Project.

R.C. Legnini Company, Inc.

46 Pennsylvania Avenue

Malvern, PA 19355

Total Base Bid: \$497,084

EOP Ranges set by the City's Office of Economic Opportunity (OEO): Best & Good Faith Effort

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City. The Grant Agreement allows for funds to be transferred to the Authority for City projects.

Proposed Resolution and supporting Project information are attached (photograph).

Prepared by: Robert LaBrum

Reviewed by: Susan Varghese



BOARD FACTSHEET

Meeting of April 13, 2022

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 1st Councilmanic District, 2nd Councilmanic District, and 5th Councilmanic District.

PROPERTY INFORMATION:

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

Prepared by: Mathen Pullukattu
Reviewed by: Jessie Lawrence

EXHIBIT "A"

1st Councilmanic District Properties

2863 E. Amber Street

2106 E. Stella Street

2nd Councilmanic District Properties

6032 Chester Avenue

6050 Kingsessing Avenue

6052 Kingsessing Avenue

1554 S. Dover Street

3009 Wharton Street

1926 S. 60th St

5th Councilmanic District Property

667 N. 11th Street



BOARD FACTSHEET

Meeting of April 13, 2022

Conveyance of Title of Philadelphia Redevelopment Authority
Properties to the Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of these 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 was approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st Councilmanic District Office, 2nd Councilmanic District, 3rd Councilmanic District, and the 5th Councilmanic 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"

1st Councilmanic District

2868 Amber Street
2118 E. Monmouth Street
2132 E. Monmouth Street

2nd Councilmanic District

1308 S. Hollywood Street
1310 S. Hollywood Street
1312 S. Hollywood Street

3rd Councilmanic District

3716 Brown Street
3718 Brown Street
3720 Brown Street
3722 Brown Street
3724 Brown Street
3726 Brown Street
770 N. DeKalb Street
772 N. DeKalb Street
774 N. DeKalb Street
777 N. 38th Street
779 N. 38th Street
781 N. 38th Street
783 N. 38th Street
785 N. 38th Street
787 N. 38th Street

5th Councilmanic District

3100 Clifford Street
3101 Clifford Street
3113 Clifford Street
3118 Clifford Street
3123-29 Clifford Street
3126 Clifford Street
3130-34 Clifford Street
3101 Cecil B. Moore Avenue
3104-10 Cecil B. Moore Avenue
3109 Cecil B. Moore Avenue
3115 Cecil B. Moore Avenue
1510 N. Darien Street
1512 N. Darien Street
1514 N. Darien Street
1520-26 N. Darien Street
1530 N. Darien Street

1532 N. Darien Street
1534 N. Darien Street
1538 N. Darien Street
1540 N. Darien Street
1542 N. Darien Street
1550 N. Darien Street
1552 N. Darien Street
1554 N. Darien Street
1556 N. Darien Street
1558 N. Darien Street
1563 N. Darien Street
3109 Morse Street
1528 N. 8th Street
1540 N. 8th Street
1501-13 N. 9th Street
1545 N. 9th Street
1549 N. 9th Street
1551 N. 9th Street
670 N. 10th Street
672 N. 10th Street
1709-11 N. 31st Street
1713 N. 31st Street
1717 N. 31st Street
1717-31R N. 31st Street
1719 N. 31st Street
1721 N. 31st Street
1727 N. 31st Street
1729 N. 31st Street
1731 N. 31st Street
1741 N. 31st Street
1748 N. 31st Street
1749-51 N. 31st Street
1750 N. 31st Street
1752 N. 31st Street
1753 N. 31st Street
1754-56 N. 31st Street
1755 N. 31st Street
1757 N. 31st Street
1759 N. 31st Street
1814-22 N. 31st Street



BOARD FACTSHEET

Meeting of April 13, 2022
Selection of Redeveloper
3618 Wallace Street

NAME OF DEVELOPER/APPLICANT: 3600 Haverford Avenue Affordable Partners LLC ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct two (2) semi-detached structures totaling approximately 30,300 square feet and includes thirty-two (32) affordable housing rental units (the "Units") and eleven (11) accessory bicycle (Class 1A) parking spaces (collectively, "Project") in the Mantua Urban Renewal Area. Four (4) of the Units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI") and twenty-eight (28) of the Units will be leased to tenants whose household incomes are between thirty percent (30%) and sixty percent (60%) AMI.

Legal Entity/Other Partners: 3600 Haverford Avenue Affordable Partners LLC

MVM MM LLC – 1%

- Michael Thorpe – Manager
- Charles D. Lomax – Manager

Tax Credit Investor – To Be Formed Entity – 99%

Mount Vernon Manor, Inc. – 51%

- Michael Thorpe – Manager
- Belinda Mayo – President
- Karim Purdie – Treasurer
- Jeanee P. Chambers – Secretary

Lomax Real Estate Partners, LP – 49%

- Charles D. Lomax – Manager
- Bennett P. Lomax
- W. Thomas Lomax

Mailing Address: 200 Highpoint Drive, Suite 215, Chalfont, PA 18914

PROPERTY DESCRIPTION: 3618 Wallace Street - 9,136 square feet (the "Property")

Zoning: RM-1

Use: Residential

Disposition Value: One Dollar (\$1.00)

The City of Philadelphia's ("City") Land Disposition Policy allows for discounted pricing for projects that have demonstrated community and social impact. In support of the Project's community and social benefit impact, the Property shall have a Declaration of Restrictive Covenants that requires the rental housing units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

Redeveloper 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 three (3) months after closing, with construction completion within twenty-four (24) months after closing.

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET
Meeting of April 13, 2022
Selection of Redeveloper
SR 40th St LLC

NAME OF DEVELOPER/APPLICANT: SR 40th St LLC ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct four (4) three-story buildings totaling 20,620 square feet consisting of twenty-five (25) rental units ("Project") in the 44th and Aspen and Mantua Urban Renewal Areas. The Project will include studio, one bedroom, and two bedroom units. Thirteen (13) units will be leased to tenants whose household incomes are at or below one hundred and twenty percent (120%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development. The remaining twelve (12) units will be leased to tenants at market rate.

Legal Entity/Other Partners (if applicable):

- Tayyib Smith – Partner - 33.33%
- Meegan Dennenberg – Partner - 33.33%
- Jacob Roller – Partner - 33.33%

Mailing Address: 30 S. 15th Street, 15th Floor, Philadelphia PA 19102

PROPERTY DESCRIPTION: 629 N. 40th Street – 1,391 square feet
637 N. 40th Street – 1,768 square feet
718 N. 40th Street – 3,450 square feet
744 N. 40th Street – 3,948 square feet
(collectively, the "Properties")

Zoning: RM-1 and RSA-3

Use: Residential

Disposition Value: \$163,300.00

Redeveloper submitted a qualified non-competitive proposal to redevelop the Properties. Redeveloper's proposal was reviewed by Authority staff in accordance with the scoring rubric included in Chapter 16-400 of the Philadelphia Code. Based on that review, Authority staff is recommending approval of this Redeveloper selection to the Board.

FINANCING:

The Redeveloper 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.

COMMENTS OR OTHER CONDITIONS:

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

The Redeveloper is compliant with the City of Philadelphia ("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 at MBE -25%, WBE-10%.

Proposed resolution, photos, site plan, proposed plans and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of April 13, 2022

Selection of Redeveloper

2843-2861 Janney Street and 2842-60 Weikel Street

(on a parcel to be known as 2855 Janney Street)

NAME OF DEVELOPER/APPLICANT: Janney Street Apartments, LP ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a four-story 47,140 square foot building consisting of forty-seven (47) one-bedroom units of affordable senior rental housing ("Project") in the Auburn Urban Renewal Area. Six (6) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), twenty-three (23) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eighteen (18) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Six (6) of the units will be approximately 685 square feet and handicap accessible. The remaining forty-one (41) units will be approximately 620 square feet.

All units leased at twenty percent (20%) or below AMI and five (5) of the units leased at fifty percent (50%) or below AMI will be supported by Project Based Vouchers ("PBV"). The remaining eighteen (18) units that are to be leased at fifty percent (50%) or below AMI will be supported by Annual Contributions Contract ("ACC") operating subsidies. Both PBV and ACC subsidies will be made available by the Philadelphia Housing Authority.

Legal Entity/Other Partners (if applicable):

- HumanGood Pennsylvania
Limited Partner – 99.99% Interest
- Janney Housing, LLC (affiliate of HumanGood East) –
General Partner - .01% Interest

Mailing Address: 2000 Joshua Road, Lafayette Hill, PA 19444

PROPERTY DESCRIPTION: 2843-2861 Janney Street and 2842-60 Weikel Street
– 14,201 square feet (collectively, the "Property")
(New Address – 2855 Janney Street)

Zoning: RSA-5 **Use:** Residential – Multi-family

Disposition Value: Five Hundred Dollars (\$500.00)

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 Property shall have

a Declaration of Restrictive Covenants that requires the rental housing units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

The Redeveloper 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 three (3) months after closing, with construction completion within eighteen (18) months after closing.

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Brian Romano, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of April 13, 2022

Selection of Redeveloper

217-53 N. 9th Street

NAME OF DEVELOPER/APPLICANT: 800 Vine Senior Housing LLC ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a five (5)-story 48,872 square foot building consisting of a total of fifty-one (51) affordable housing rental units ("Units"), a large community room, fitness center, common laundry area on each floor and an on-site management space (collectively, "Project") in the Independence Mall Unit No. 4 Urban Renewal Area. The Units will be comprised of eighteen (18) studios, thirty-two (32) one-bedroom units, and one (1) two-bedroom unit. Six (6) of the Units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), twenty-one (21) of the Units will be leased to tenants whose household incomes are between twenty-one to fifty percent (21-50%) AMI, and twenty-four (24) of the Units will be leased to tenants whose household incomes are between fifty-one to sixty percent (51-60%) AMI. An on-site Supportive Service Coordinator, hired from the community, will work to plan events and programming for the residents and the residents of the surrounding neighborhood.

Legal Entity/Other Partners (if applicable):

- Richard K. Barnhardt
- Mark H. Dambly
- Timothy I. Henkel
- Hunt PR Holdings, LLS

- Wells Fargo Affordable Housing Community Development Corporation – Limited Partner - 99.99% Interest

- General Partner - .01% Interest
 - Pennrose Holdings, LLC – .0099% of GP
 - Philadelphia Chinatown Development Corporation – .0001% of GP

Mailing Address: 1301 N. 31st Street, Philadelphia, PA 19121

PROPERTY DESCRIPTION: 217-53 N. 9th Street – 20,000 square feet (the "Property")
The Property is part of 800-830 Vine Street.

Zoning: CMX-4 **Use:** Residential

Disposition Value: Nominal (\$1.00)

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 Property shall have a Declaration of Restrictive Covenants that requires the rental housing units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

The Redeveloper 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 three (3) months after closing with construction completion within twenty-four (24) months after closing.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 20% and WBE – 10%.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Brian Romano, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of April 13, 2022

Selection of Redeveloper through a Redevelopment Agreement and Ground Lease Agreement

614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street

NAME OF DEVELOPER/APPLICANT: 624 S. 13TH STREET L.L.C.

Nature of Transaction: Selection of 624 S. 13TH STREET L.L.C. ("**Redeveloper**"), as redeveloper, proposing to develop the property located at 614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street (collectively, the "**Premises**"), which is in the South Central Urban Renewal Area. The project consists of a three and a half (3 1/2) story building, totaling 33,000 gross square feet, which will include thirteen (13) parking spaces and forty-five (45) apartments (the "**Project**"). There will be twelve (12) studio units, twenty-four (24) one-bedroom units, and nine (9) two-bedroom units in the Project.

Redeveloper shall continuously use the Premises for purposes of constructing, operating and maintaining the Project, of which a minimum of two (2) studio units, nine (9) one-bedroom units, and three (3) two-bedroom units (the "**Affordable Units**") shall be (i) leased/restricted to subtenants with household incomes not to exceed sixty percent (60%) of the area median income ("**AMI**") as determined by the United States Department of Housing and Urban Development ("**HUD**"), and (ii) shall be rented at levels that are affordable to households at sixty percent (60%) of AMI, based on such households spending no more than thirty percent (30%) of their adjusted gross income on housing costs.

In addition to the apartment building, Redeveloper expects to use a portion of the open area required by the zoning code to construct a public parklet along 13th Street. The Project will also have bike storage, a package room, a green roof that will aid in the City of Philadelphia's (the "**City**") effort to effectively manage storm water, and a roof deck for all residents. The Project will be serviced by an elevator and all the apartments will be outfitted with a washer/dryer, stainless steel appliances, stone counter tops and other finishes consistent with market rate developments in the immediate vicinity.

To effectuate construction of the Project and in an effort to maintain affordability for a significant period of time, Philadelphia Redevelopment Authority ("**Authority**") staff and Redeveloper have negotiated a proposed Ground Lease Agreement ("**Ground Lease**") wherein Redeveloper will lease the Premises from the Authority for a term of ninety-nine (99) years. During the entirety of the term of the proposed Ground Lease, Redeveloper will be required to maintain the affordability requirements as set forth above.

Specifically, Authority staff seeks Board approval of (i) a Redevelopment Agreement between the Authority and Redeveloper setting forth the development obligations relative to the Project, and (ii) the Ground Lease for the Premises between the Authority, as landlord, and Redeveloper, as tenant, providing for the use, operation and maintenance of the Premises and maintenance of the Project to be constructed pursuant to the Redevelopment Agreement.

The following is a summary of the material terms of the proposed Redevelopment Agreement and proposed Ground Lease:

Term: The term of the proposed Ground Lease is ninety-nine (99) years commencing on the Settlement Date (the "Term").

Rent: During the first year of the Term, the "Fixed Minimum Rent" shall be in the annual amount of Twenty Thousand Dollars (\$20,000), and payable in monthly installments of One Thousand Six Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$1,666.67). Thereafter, beginning with the second (2nd) year of the Term, the Fixed Minimum Rent shall be adjusted annually by two and eighteen hundredths' percent (2.18%) above the Fixed Minimum Rent from the prior year for each subsequent year throughout the Term. Notwithstanding the foregoing, within ninety (90) days following the issuance of a Certificate of Occupancy for the Premises, Redeveloper shall provide to the Authority and shall cause each prime contractor to provide or submit to the Authority, a Project cost certification performed by one or more independent, third-party, certified public accountants establishing the actual total construction costs incurred and paid by Redeveloper and each prime contractor in connection with the construction of the Project. In the event the Project cost certification does not support the Fixed Minimum Rent then payable by Redeveloper to the Authority, the Authority may, in its sole discretion and in accordance with the costs set forth in the Project cost certification, increase the Fixed Minimum Rent payable to the Authority on an annual basis to an amount not to exceed Fifty Thousand Dollars (\$50,000). In the event there is an increase to the Fixed Minimum Rent amount following the submission of the Project cost certification as outlined above, the increased Fixed Minimum Rent shall continue to be adjusted annually by two and eighteen hundredths' percent (2.18%) above the Fixed Minimum Rent from the prior year for each subsequent year throughout the Term.

Net Lease: The proposed Ground Lease is a "triple net lease," and the Authority is not responsible for any costs, expenses or charges thereunder.

Non-Discrimination in Use or Construction of Premises: The proposed Ground Lease includes the same obligations as included in the Authority's typical redevelopment agreement, which require non-discrimination in use and construction of the Project.

Minority, Disadvantaged and Female Owned Business Enterprise Requirements.

The proposed Redevelopment Agreement shall include the same obligations as included in the Authority's typical redevelopment agreement, which encourage fair and non-discriminatory business and employment practices and expanding opportunities for minorities, women and disadvantaged individuals. Per Chapter 17-1600 of the Philadelphia Code, Redeveloper will be required to submit an Economic Opportunity Plan ("EOP"). Proposed EOP goal ranges were submitted at MBE – 40% and WBE – 10%.

Redevelopment Commitment and Use: Redeveloper commits to develop the Project and maintain the Premises, including the Affordable Units, for the duration of the Term. As required by the proposed Redevelopment Agreement, Redeveloper shall be required to submit plans, show adequate evidence of funding for the Project, provide a list of all major executed contracts, obtain all required permits and approvals, provide adequate insurance for the Project, provide adequate financial security for the payment of all contractors, promptly discharge all liens and provide as-built plans upon completion of the Project.

Fine Arts: Redeveloper agrees to provide appropriate works of Fine Arts in accordance with The Percent for Art Program in effect on the date of execution of the Redevelopment Agreement.

Insurance: Redeveloper agrees to insure and to cause their respective contractors and subtenants to maintain the minimum insurance coverages as required by the Authority during the term of the proposed Ground Lease and Redevelopment Agreement.

Indemnification: Redeveloper agrees to indemnify and defend the Authority, the City and the Philadelphia Housing Development Corporation ("**PHDC**"), and save each of them harmless from and against any and all claims, actions, suits, proceedings, losses, damages, liabilities and expenses arising during the term of the proposed Ground Lease and Redevelopment Agreement.

Subletting and Assignment: Redeveloper is prohibited from subletting or assigning any portion of the Premises unless it satisfies an applicable minimum tangible net worth test as provided in the proposed Ground Lease. Redeveloper may assign the proposed Ground Lease to a "Permitted Transferee" without the prior consent of the Authority provided that Redeveloper provides the Authority with notice of such assignment at least thirty (30) days prior to the effective date thereof. The term "**Permitted Transferee**" shall mean (a) a Leasehold Mortgagee (as defined in the Ground Lease); or (b) an entity that (x) owns, manages or has engaged a third party property manager that manages not less than one hundred fifty (150) affordable rental units in its portfolio as of the effective date of the assignment; and (y) has, together with its affiliates, a tangible net worth of at least the "Applicable Minimum Tangible Net Worth" as of the effective date of such assignment. "**Applicable Minimum Tangible Net Worth**" means a tangible net worth of at least Fifteen Million Dollars (\$15,000,000.00).

Leasehold Mortgages: Redeveloper may grant to certain parties (as limited in the proposed Ground Lease) a mortgage lien encumbering all or a portion of the Premises.

Right of First Refusal Option: Redeveloper shall be given a right of first refusal option if and when the Authority receives a bona fide offer or response to a request for proposals (or other proposal issued by the Authority) (collectively, "Offer") from a prospective purchaser that is or could be unrelated to the Authority and which is not a public or government agency or authority (or an entity owned, controlled and/or managed by a public or government agency or authority) ("Unrelated Third Party") to purchase and sell the fee interest in the Premises and the Authority is willing to accept such Offer.

Security Deposit: Redeveloper is required to pay to the Authority a security deposit in the amount of Ten Thousand Dollars (\$10,000), which has been paid prior to the date hereof. Upon execution of the proposed Ground Lease, such deposit will become a "security completion deposit." Upon issuance of a Certificate of Completion by the Authority, this security completion deposit shall be repaid to Redeveloper.

LEGAL ENTITY/OTHER PARTNERS (if applicable):

- Kenneth Penn
- Henry Sullivan
- Peter Pelullo
- Sal Jalilvand
- Elliot O'Neill

Mailing Address: 2501 Wharton Street, 2nd Floor, Philadelphia, PA 19146

PROPERTY INFORMATION: 614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street

This parcel was advertised through a Request for Proposals ("RFP")

Description: 13,775 SF, vacant lot **Zoning:** RM-1 **Use:** Residential

FINANCING:

Redeveloper is leasing the Premises listed above; documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than the total Project costs has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

There were six (6) proposals submitted in response to the RFP and Redeveloper received the highest score.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 40% and WBE – 10%.

Fine Arts will also apply.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence



BOARD FACTSHEET

Meeting of April 13, 2022

Modification of Loan Terms and Subordination Agreement between
1604 West Allegheny Limited Partnership, Firsttrust Savings Bank, and
Philadelphia Redevelopment Authority
Bancroft Court Apartments

TRANSACTION SUMMARY

Philadelphia Redevelopment Authority (the "Authority") staff seek authorization from the Board to modify loan terms and enter into a subordination agreement for the development financing for the Bancroft Court Apartments.

BACKGROUND/PROJECT DESCRIPTION:

In 1991, the Philadelphia Housing Development Corporation ("PHDC") provided a loan in the amount of Nine Hundred Fifty Thousand Dollars (\$950,000) (the "Loan") to 1604 West Allegheny Limited Partnership, a Pennsylvania limited partnership ("Borrower"). The proceeds of the Loan, secured by a third mortgage (the "Mortgage"), along with Pennsylvania Housing Finance Agency financing and syndication proceeds from the sale of low-income housing tax credits were used to develop Bancroft Court Apartments located at 1604 W. Allegheny Avenue (the "Property"). The Bancroft Court Apartments was developed as new construction of sixty (60) units of affordable rental housing for low to moderate-income families (the "Project"). The Mortgage was assigned by PHDC to the Authority.

Pursuant to Resolution No. 18,374 adopted February 27, 2007, the Board authorized the Authority to subordinate the Mortgage to a Citizens Bank loan in the amount of Nine Hundred Fifty Thousand Dollars (\$950,000) to make capital improvements to the Property and to extend the maturity date of the Loan to March 2026. The interest continued to accrue at an interest rate of one (1%) percent.

Borrower wants to preserve the Property for low to moderate-income families and has developed a plan that includes capital improvements to the Project. To finance the capital improvements, the Borrower has received a loan commitment from Firsttrust Savings Bank in the amount of One Million One Hundred Thousand Dollars (\$1,100,000) (the "Firsttrust Loan"), which will be secured by a mortgage against the Property for the same amount (the "Firsttrust Mortgage"). The proceeds of the Firsttrust Loan will be utilized to repay the existing Citizens Bank loan and to fund the capital improvements. The capital improvements have been reviewed by the PHDC Housing Construction division.

In order to maintain the affordability of the Project, the Borrower has requested the Authority to:

- modify the terms of the Loan to eliminate the interest rate and extend the repayment date by fifteen (15) years from the date the modification is executed; and

- enter into a subordination agreement in favor of Firsttrust Savings Bank to subordinate the Mortgage to the Firstrust Mortgage.

BOARD ACTION

The Board is asked to consent to the following:

- Permit the Authority to modify the terms of the Loan to eliminate the interest rate on the Loan and extend the maturity date of the Loan to be due and payable fifteen (15) years from the date of execution of the modification; and
- Permit the Authority to enter into a subordination agreement in favor of Firsttrust Savings Bank to subordinate the Mortgage to the Firstrust Mortgage.

Proposed Resolution is attached.

Prepared by: James L. Brown, V, Housing Development Officer
Reviewed by: Darci Bauer, Housing Finance Director

Elizabeth Bonaccorso

From: Cayla Milius <caylamilius@gmail.com>
Sent: Monday, December 6, 2021 5:47 PM
To: Ryan Harmon
Subject: 614-26 S 13th St including 1309-13 Bainbridge St.

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

Good Evening,

I am emailing in reference to the proposed conveyance at 614-26 S 13th St including [1309-13 Bainbridge St.](#)

This parcel of land is one of the few open green spaces that this city desperately needs. This green space is very beneficial to the neighborhood – kids play there, it’s a great place for people to take their dogs, and frequently people will sit against one of the trees there and eat lunch, just to name a few. If anything, this space should be improved and turned into an actual park – add some benches and some gardens (maybe even a community garden area).

What this area needs is a greater sense of community and more green spaces like this that can clearly improve quality of life. This is what the city needs to invest in. This area does not need more construction and yet another apartment complex. Please reconsider.

Thank you,
Cayla Milius
412 S 13th St.
757-650-9726

Elizabeth Bonaccorso

From: Jason Whalen <jdwhalen9@gmail.com>
Sent: Monday, December 6, 2021 5:07 PM
To: Ryan Harmon
Subject: 614-26 S 13th St including 1309-13 Bainbridge St.

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Good Afternoon,

I am emailing in reference to the proposed conveyance at 614-26 S 13th St including 1309-13 Bainbridge St. This parcel of land is one of the few open green spaces that this city desperately needs. This green space is very beneficial to the neighborhood – kids play there, it's a great place for people to take their dogs, and frequently people will sit against one of the trees there and eat lunch, just to name a few. If anything, this space should be improved and turned into an actual park – add some benches and some gardens (maybe even a community garden area). What this area needs is a greater sense of community and more green spaces like this that can clearly improve quality of life. This is what the city needs to invest in. This area does not need more construction and yet another apartment complex. Please reconsider.

Thank you,

Jason Whalen

412 S 13th St.

703-606-9678

Elizabeth Bonaccorso

From: Trang Balchunas <trang.balchunas@gmail.com>
Sent: Saturday, December 4, 2021 1:29 PM
To: Ryan Harmon
Subject: 1309-13 bainbridge, 614-26 s 13th, 1306-13 Kater project

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

Dear Sir,
I oppose this project. Please send zoom meeting info for December 8 meeting.
Thank you
Trang

Sent from my iPhone

From: Brittany Cillo <bcillo27@gmail.com>
Sent: Thursday, December 2, 2021 9:21 PM
To: Ryan Harmon
Subject: 614-26 S 13th St

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

Good Evening Mr. Harmon,

I am reaching out to you to contest the development of the above parcel, which is to be considered at a board of directors meeting this coming Wednesday. I am a resident of the neighborhood in which the parcel is located, just down the street in fact, and I firmly believe the space would better serve the community if preserved as green space. The neighbors currently use the land as space for our dogs, and we think designating the parcel as a permanent space would allow us to further develop the land to include paths for dogs, planted flowers, mural artwork, and preservation of the parcels six beautiful trees. Additionally, there is abundant housing in this area that has been sitting with "for sale" signs for months. Further building of properties in this parcel risks the value of the homes already in the area, as it poses the threat of even more houses sitting on the market and warding off buyers to the area. Preserving the parcel as green space would add a valuable asset to deem the neighborhood desirable.

The neighbors of this lot view this parcel as having wonderful potential that we hope to be given the chance to spare. I hope that this plea reaches the board of directors meeting for consideration.

Thank you for your time,
Brittany Cillo
Resident at 612 S Clarion St

Sent from my iPhone

Elizabeth Bonaccorso

From: Michael Wilkins <mikewilkinsjr@gmail.com>
Sent: Thursday, December 2, 2021 9:29 PM
To: Ryan Harmon
Subject: 13th and Bainbridge lot

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

Good evening,

In accordance with posted signage, I wanted to express my concern with the development of the lot at 13th and Bainbridge. My specific concerns are as follows:

1. **Loss of green space.** The lot currently houses 6 full-grown trees that provide significant value to the neighborhood as well as shade and cover to the lot. Additionally, the lot sees regular use by the neighborhood as green, walkable space. The lot would see even more use if anti-dumping laws were enforced —spare gravel is regularly dumped in the lot along with construction debris.
2. **Density.** The original plan called for 17 homes, but now includes 46 apartments. This density is not supported by current street layout and curb space. What is the plan to deal with additional cars in a neighborhood where current illegal parking is not ticketed and makes the area significantly more dangerous?

Thank you for your time. I look forward to a spirited meeting over Zoom.

Mike Wilkins

Sent from my iPhone

Elizabeth Bonaccorso

From: Steven Lo <lumminations@yahoo.com>
Sent: Wednesday, December 1, 2021 10:23 AM
To: Ryan Harmon
Subject: Opposed to development of 614-26 S.13th st

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Hello Ryan,

I am the owner of a residential property on the block and I am opposed to this development. There is not enough parking available in this neighborhood as it is and I am exhausted from the constant broken roads and construction noises year over year in this neighborhood. This development will take away any free parking spots that I am barely able to find now as well as leave the neighborhood a mess from all the construction and noise pollution. Therefore, I am strongly opposed to this development and would rather leave it as a park, due to the lack of parks/greenery in the city.

Thanks,

Elizabeth Bonaccorso

From: David Lo <kingwoks@yahoo.com>
Sent: Wednesday, December 1, 2021 7:07 AM
To: Ryan Harmon
Cc: David Lo
Subject: 614-26 S 13 street including 1306-10 Kater st and 1309 -13 Bainbridge st -Multi-unit rental project

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

Dear Mr. Harmon,

I am the owner of the neighborhood near this project. I am strongly opposed to the development of the rental project. This neighborhood needs a park with a garden for neighborhood as a community area. Please withdraw this project.

Thank you

David Lo

Elizabeth Bonaccorso

From: James Olstein <jamesolstein@gmail.com>
Sent: Tuesday, November 30, 2021 10:13 AM
To: Ryan Harmon

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

Hello Mr. Harmon,

I'm reaching out to you to voice my opposition to the conveyance of the lot at 614 S. 13th Street Parcel. The neighborhood has taken it upon itself to turn this area into a park that is used by the residents as well as the schools and daycares in the area. Many of the residents have worked hard to keep this an open public space and have gone as far to name it Turtlebug Park (turtlebug.org) By developing this land into unnecessary condos you are taking away a public space from a neighborhood that has struggled to become the safe friendly [place it is today.

Best,

James Olstein
Editorial Illustrator
He/Him

[215-868-3285](tel:215-868-3285)
jamesolstein.com
[@jamesolsteinillustration](https://www.instagram.com/jamesolsteinillustration)

Elizabeth Bonaccorso

From: Turtlebug 🐢 <play@turtlebug.org>
Sent: Saturday, December 4, 2021 11:29 AM
To: Ryan Harmon
Subject: Turtlebug -December 8th Conveyance Comment

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

Ryan,

Thank you for organizing and hosting the conveyance proposal. Turtlebug has been caring for this 13,000 square foot parcel since September 2020. For more info, articles, playful makings, interviews, and a link to our petition, please visit Turtlebug.org. We believe that this land: an open, natural, corner forest, and green space, in Hawthorne should be preserved.

Turtlebug - A vibrant group of 1-2 year olds that began to care for the land, September 2020 while seeking outside play during the pandemic. They make paper from the six trees, tumble buckets of broken glass found along the tree skirts into smooth keepsakes, and delve curiously into loose part, nature, play and stewardship. Turtlebug keeps the lot free trash, makes impermanent art and enjoys their time caring for the land. This land care is reciprocally healing and stress relieving. Stewardship promotes a love of place, developing a deep relationship to land.

Turtlebug.org
Play@Turtlebug.org
[Instagram.com/play.Turtlebug](https://www.instagram.com/play.Turtlebug)

Please Preserve this 13,000 square foot corner forest in Hawthorne for playfulness. Preserve it for the environment, for education, for our climate, health, and the many stress relieving benefits found in stewardship and outside Play.

Play, Art and Nature are stress relieving ingredients to cultivate community. A native growth park, a corner forest in Hawthorne, dedicated to play and healing would do wonders for the city of Philadelphia.

The pandemic has highlighted the need for more outdoor spaces in urban environments. Please Preserve this corner forest, the four old growth maple trees, the black locust, and the giant foxglove empress. The ecology, geology, and biodiverse qualities of nature and all that roam, wander, and rest upon this land thank you.

Can this development take place on another parcel, preferably one without trees? Could another building in the area be converted and outfitted sustainably to suit the needs of developer. Why here? Why now? This land has been unoccupied/ undeveloped for over 70 years, possibly longer...this land could even be greenfield (never built upon land).

If the city & developer are unable to relocate could the trees at least be saved? Could a natural play park/ community nature, play & art center, be included / incorporated in the planning. Turtlebug appreciates your consideration and thanks you for your time.

Cheers,

Johnny Buckley

215.687.1212

Turtlebug.org 

#fortheLoveofTurtlebug

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.change.org%2FfortheLoveofTurtlebug&data=04%7C01%7Cryan.harmon%40phdc.phila.gov%7C2472cf5b8d3d401e658d08d9b743232a%7C2046864f68ea497daf34a6629a6cd700%7C0%7C0%7C637742321844704797%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCjQljoilV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=i3y8aJujUBOrqj%2FMaSRH2Y%2Fpq5x04st7v8UcOXNGoA%3D&reserved=0>

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.instagram.com%2Fplay.turtlebug&data=04%7C01%7Cryan.harmon%40phdc.phila.gov%7C2472cf5b8d3d401e658d08d9b743232a%7C2046864f68ea497daf34a6629a6cd700%7C0%7C0%7C637742321844714753%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCjQljoilV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=qvXgZ9zQR7Es%2Bec7sVErHbt%2B1%2BTRTknAQRJnVMLiYIE%3D&reserved=0>

STATEMENT RE: 614-26 S. 13th ST. PROPOSAL

Good afternoon. My name is Michelle Perry. I live at Lipscomb Square Housing Corporation, at 11th and Bainbridge, where I serve as Treasurer on the Board of Directors. I've lived at Lipscomb Square a total of 42 years and in the Hawthorne neighborhood for 61 years.

I speak today as a long-time resident who supports the mixed income development being proposed for 614-26 S. 13th Street.

I support this development because:

- 1) The Hawthorne Community lacks affordable housing.
- 2) Everything being built now is for people of higher income who are not the average member of the community.
- 3) Long-term residents are being pushed out because of the high rate of property taxes. The mixed and lower income members of the community have nowhere to go—where are they supposed to live? It's not possible to sustain and survive. There is nothing affordable for anyone else.

I grew up in the Martin Luther King projects at 12th and Fitzwater St. My father was a longshoreman. In the 1960s and '70s, Wilson Goode spoke to the longshoreman's union and the community about new affordable housing opportunities that were coming to South Philly. One was Whitman Council. When Whitman was completed in the late 1970s, however, there was so much racial tension and violence that my father didn't want to move his family there. He said, OK, let's wait until Lipscomb is built. So that's what we did. I spent my teenage years at Lipscomb, went to college, got married, and lived in a different section of the city. I knew that I wanted to come back here, though. I moved back in 1985 and have been here ever since.

Fifteen years ago, Hawthorne was 100% Black. Today, it is 24%. For the past 40 years, ward leaders and committee people told us that someday, this would be the most desirable neighborhood in the city to live. The neighborhood was going to look like it does now. Now that we see it coming into play, we are being squeezed out. I don't have a problem with new people coming in, I just don't want the people who have lived their lives here and built this community forced out because they can't afford to live here.

As for parks, there already are three parks in the area. Hawthorne Park at 12th and Catharine is brand new. This land is the former site of the MLK projects, where I grew up. When the four buildings there were taken down, the residents were displaced. The community members who were able to stay pushed for a park there, along with our newer residents. So, I'm not against parks. There are two other parks that serve this area: Palumbo at 10th and Fitzwater and Seeger at 11th and Rodman.

We all claim we're for affordable housing, until we get down into the nitty gritty. As a long-time resident, I cannot sit back and watch another piece of land taken and swallowed up by everybody else other than the people who built this community, people of color who worked hard to make it as beautiful as it is. That's why I support this development of mixed income and affordable housing.

Statement to Philadelphia Redevelopment Authority

Michelle Perry

2nd Ward Democratic Committee Person, Div. 21; Treasurer, Alice Lipscomb Housing Corp.

215-253-0138

1136 Kater St.

Phila., PA 19147

perrygirl@1136@gmail.com

12/8/21

Elizabeth Bonaccorso

From: finn@onalarkpictures.com
Sent: Tuesday, December 7, 2021 12:00 PM
To: Ryan Harmon
Subject: Land at 13th and Bainbridge (correct draft, my apologies)

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

Dear Mr. Harmon,

I would like to express my concerns about a plot of land at 13th and Bainbridge Street. (614 S. 13th St. Philadelphia.)

We lovingly refer to this grassy plot of land as Turtlebug Park.

My son is one of the stewards of this park, and it is crucial that we preserve this natural wonder for the children in the neighborhood. He goes to this park every single day, to play in nature. I understand that this land is possibly on the chopping block soon for redevelopment. I only ask that you reconsider the possibilities inherent in this outdoor nature space for our community.

Having a sense of community is what unites us, what emotionally connects us, and ultimately what gives the neighborhood a joint sense of responsibility for safety and opportunities for learning, acceptance and belonging.

Our community desperately needs to have an outdoor space to run and play and picnic under the trees. We love it here so much and fear its demise. I will be at the conveyance meeting tomorrow, but in the meantime, please take a moment to consider our plea to save Turtlebug Park.

Here is my son, just one of the stewards of this land. This is his favorite place to go every single day.

Thank you so much for your time and consideration.

Sincerely,

Finn O'Hara



Elizabeth Bonaccorso

From: Judith Thomas <judithomas73@gmail.com>
Sent: Tuesday, December 7, 2021 12:15 PM
To: Ryan Harmon; Judith Thomas
Cc: Vincent Thompson
Subject: 614 S 13th Street & Kater Sts, Turtlebug Park

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Dear Mr Harmon, my name is Judith Thomas a lifetime residence of 67 years in the Hawthorne Community and Lipscomb Square area since its making. If you are a residence of Philadelphia and a city employee you yourself should know the changes the area has made in the last several decades. As one or some embark on a park at the location and surrounding area of 13th & Bainbridge and Kater one first thought is in the area right off of South Street what impact would that have on our neighborhood so close to South Street. Let your imagination take you there, not to mention the number of homeless persons in this area, which would make this the ideal place for living arrangement. Another area for those to lay their head in the cold winter nights or the hot summer nights. Well my thought is if one is requesting a park for this to gather to sleep outside why not affordable homes which is much needed in the area where those can come into their loving living homes where it's warm and peaceful. The area already has 3 surrounding parks which is in walking distance to anyone living in the area. The Hawthorne park had already been designated for affordable housing for the area and instead a park was made. Let us not repeat history in a time like this when housing all across the United States is not just a want but a need a necessary for survival in this world. If we research not just the area where the park is seeking to locate but research our hearts we all know that a park is not what's needed but equal opportunity housing for all.

Thank you for your time and attention to my letter on the above subject.

Ms. Thomas
2156680793

Cc: Councilman Kenyetta Johnson through Vincent Thompson

December 07, 2021

Dear General Counsel Harmon,

I am writing to you in opposition to the proposed development of 614-26 S. 13th Street (including 1306-10 Kater Street and 1309-1313 Bainbridge Street).

For many years, the city placed chain-linked fencing around the abandoned lot that prohibited anyone from utilizing the space. To a lot of developers, I imagine the space appeared and continues to appear as an area of untapped potential amongst the backdrop of buildings that surround it. However, when the fencing came down, the grasses were cut, and neighbors pitched in to help clean the litter that was left—the lot transformed into a communal greenspace.

The lot at 13th and Bainbridge is one of the few spots in the city where you can feel the sun on your face and the openness of the sky. As someone who does not have a porch or patio, it is the closest thing I have to a “backyard” without having to walk some distance. On any given day, you can observe children walking beneath the lot’s shady trees, people playing fetch with their dogs, and neighbors coming together to talk about their day at the corner of the lot. In the spring, the lot comes alive with wildflowers and budding new leaves. In the summer, people stop in the evening to admire the dancing fireflies. In the fall, the maple leaves signal the changing seasons with the dropping of their golden leaves. And in the winter, children use it as their playing field when the first big snow falls.

After viewing the proposed plans from Alma Architecture LLC, in the PHDC presentation, it’s very clear that the mature trees would be removed from the property, and the 13th St. street side would be completely shaded by the new building. A green roof is seen in the proposal, but I imagine only the residents of the building would have access to it, and only small shrubs and grasses would be planted for ease of maintenance. The building would effectively sterilize the area from the liveliness it once supported.

When I walk by the lot at 13th and Bainbridge, I see the potential for community. The potential for a mural on the side of Gennaro’s Pizza celebrating the rich history of the area, the potential for a volunteer managed garden, the potential for park benches where people can rest and admire the trees and wildlife, the potential for community based events to take place.

Thank you for your time. I hope you will reconsider your intent to develop this communal greenspace.

Sincerely,

Diana Dinh
A Hawthorne resident

From: Ravi Patel <rpatel387@yahoo.com>

Sent: Tuesday, December 7, 2021 2:23 PM

To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>; Kenyatta Johnson <Kenyatta.Johnson@Phila.gov>

Subject: Preserve Park at 614 S 13th st

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Hello,

We are homeowners and members of the community in Hawthorne directly affected by this proposal to build a large apartment building across from our home. We feel strongly about preserving a Turtlebug Park in that parcel of land instead.

Our community is a diverse residential area that thrives due to green spaces such as this one. There is already plenty of mixed income housing in our neighborhood, and helping the existing community prosper should take precedence over allowing a real estate developer profit from building more.

Just this morning I witnessed small children running along the grass in the park while their grandparents took pictures of them happily enjoying the little bit of green we have managed to preserve. Please do not disappoint the majority of us actually calling this area home! Save us from the extra noise, the extra pollution, and the excess developing that is already taking place in many areas of our city!

Ravi

From: James Zhiyan Ma <ma9@utexas.edu>

Sent: Tuesday, December 14, 2021 5:44 PM

To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>; Kenyatta Johnson <Kenyatta.Johnson@Phila.gov>

Subject: Conveyance of 614 s 13th st

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Hi Ryan and Kenyatta,

I saw a flyer from someone opposing the conveyance of the vacant parcel at 614 s 13th st, which they refer to as "turtlebug park". As a homeowner of 614 s 12th st (one block away), I wanted to write that I support the development of the vacant lot and that the people who call it a park seem disingenuous to me. There is no park there and the vacant lot is an efficient use of that area. Happy holidays!

Best,
Zhiyan Ma

From: Turtlebug 🐢🐞 <play@turtlebug.org>
Sent: Thursday, December 16, 2021 8:16 AM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: "Loss is an event but gain is a process."

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Ryan,

I'd also like to further express the importance of the Philadelphia Tree Canopy and the trees on the 614 S. 13th Street parcel. Four of the Six trees are healthy Sugar Maples! The other two trees are a Black Locust and a Fox Glove Empress. The Maples are on the 2013 heritage tree list.

From: Hannah Purbe <linneapurbe@gmail.com>
Sent: Thursday, January 6, 2022 6:19 AM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: Support of 13th & Bainbridge

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Dear Ryan -

I have reviewed the presentation for the proposed development at 13th and Bainbridge, and as a resident of Hawthorne (Broad & Fitzwater) and near neighbor I am very much in support of the project. I'm looking forward to seeing it come to fruition!

Best, Hanna Purbe
267.918.4354

Thank you!

From: Trang Balchunas <trang.balchunas@gmail.com>
Sent: Friday, January 7, 2022 12:14 PM
To: Anne Fadullon <Anne.Fadullon@Phila.gov>
Subject: 13 th and bainbridge project

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Dear Anne,

I live in Hawthorn and I oppose this project. I have seen neighbors fighting over parking and this project will make it worst. I have a special need child and the therapist can never find parking when she comes to the house.

I would like to see this green space as public playground.

Thank you

Trang Balchunas

From: Ashish Patil <apatil121@gmail.com>
Sent: Monday, January 10, 2022 10:45 AM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: 13th and Bainbridge lot - redevelopment project

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Hi Ryan,

I want to thank you for helping lead a constructive conversation and hearing the community before a massive, permanent decision is made. It shows strong leadership on you and your team's part.

I live at 619 South Clarion Street, my property touches the lot that is being proposed for redevelopment.

I'm fairly new as a resident, I purchased that house in June 2020. The neighbors all around have been nothing short of great during this rough time in the pandemic.

One of the really special attributes of this area is how diverse and eclectic the neighborhood is. I work in tech (creating new healthcare technology companies and products), diverse mindsets and backgrounds is such a key ingredient in creating great things. It's something truly special about Philly that is rare elsewhere (after living in the south and midwest).

I feel the same about this neighborhood, the connection between everyone has the potential to be really special. I play basketball at 10th and bainbridge and you have games that cover almost every ethnicity and background. It's truly special when everyone comes together, we laugh and play and respect one another to whole new levels because we have the opportunity to interact.

That's why I feel this RFP for this redevelopment project to create a building is not the right solution for that lot. The building is being touted as this beacon of 'affordable housing'. However there's clear evidence from people that would qualify for that pricing, that they would not be able to afford it and it wouldn't even have much of an impact for their lives. There was an [article by NBC 10](#) how these affordable housing measures are not effectively implemented. I think we can think of something better that has a stronger long-term impact for the community and even the people that need additional financial support.

The lot is safe, does not flood, and is used by many to enjoy and escape.

The whole project feels short-term in thought, very transactional and being forced upon an entire community that does not want this to happen. I'm sure there are other locations where this building would be a better fit.

This space can be made into something really special, if we come together and talk about how we can shape it into a space that brings the neighborhood together. A place where children (from all backgrounds) can play, be exposed to others that they may never have met. Think about how the pandemic has stunted the growth of children's ability to socialize. This lot can be a place of offsetting that, impacting lives in ways we wouldn't imagine.

Also for people to come and relax -- the pandemic has left everyone traumatized. Another building doesn't help that. Open space and human connection definitely does. I'd even be willing to call upon my network in the Philly tech scene to put on events for teaching technology skills ([coded by kids](#) comes to mind) or even fun recruiting events at that lot. Teaching people about tech provides new revenue generating opportunities in today's world.

I've worked in the space design area before for the Philadelphia coworking company Benjamin's Desk (now [76 Forward](#)), we can be really intentional on what we do that encourages people to come and enjoy the space. Surrounding businesses will benefit in an increase in novel foot traffic (the whole area has been decimated because of the pandemic). Also there could be commercial opportunity to rent it out (something like Philadelphia Horticultural Society did with a pop up garden) which would bring people to the area that would then support surrounding businesses. I'm sure there's creative ways that the community values that can also help the city bring in revenue.

I've attached some photos of the lot, look at it! Beautiful and it has so much more potential if we work together and take it in the direction that connects the community together.

I leave you with one ask, please look inside yourself and ask "Am I opposed to canceling the project?" and work with the community to take the lot in a direction that supports the community? If the answer, is no (you are not opposed and are willing to cancel the current RFP), we can all work together to create something special, with your team being the champions that bring something the community adores.

I thank you for your time and leadership, I hope we get an opportunity to work closely together to create a better Philadelphia. Go birds!

Thank you

Best,

Ashish

From: Ashish Patil <apatil121@gmail.com>
Sent: Monday, January 10, 2022 10:45 AM
To: Anne Fadullon <Anne.Fadullon@Phila.gov>
Subject: 13th and Bainbridge lot - redevelopment project

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Hi Anne,

I want to thank you for leading a constructive conversation and hearing the community before a massive, permanent decision is made. It shows strong leadership on you and your team's part. In reading your online profile, I appreciate your focus on 'work[ing] with communities to promote, plan, preserve, and develop successful neighborhoods for all'. I think that aligns with us wanting the right long-term solutions for this neighborhood and city.

I live at 619 South Clarion Street, my property touches the lot that is being proposed for redevelopment.

I'm fairly new as a resident, I purchased that house in June 2020. The neighbors all around have been nothing short of great during this rough time in the pandemic.

One of the really special attributes of this area is how diverse and eclectic the neighborhood is. I work in tech (creating new healthcare technology companies and products), diverse mindsets and backgrounds is such a key ingredient in creating great things. It's something truly special about Philly that is rare elsewhere (after living in the south and midwest).

I feel the same about this neighborhood, the connection between everyone has the potential to be really special. I play basketball at 10th and bainbridge and you have games that cover almost every ethnicity and background. It's truly special when everyone comes together, we laugh and play and respect one another to whole new levels because we have the opportunity to interact.

That's why I feel this RFP for this redevelopment project to create a building is not the right solution for that lot. The building is being touted as this beacon of 'affordable housing'. However there's clear evidence from people that would qualify for that pricing, that they would not be able to afford it and it wouldn't even have much of an impact for their lives. There was an [article by NBC 10](#) how these affordable housing measures are not effectively implemented. I think we can think of something better that has a stronger long-term impact for the community and even the people that need additional financial support.

The lot is safe, does not flood, and is used by many to enjoy and escape.

The whole project feels short-term in thought, very transactional and being forced upon an entire community that does not want this to happen. I'm sure there are other locations where this building would be a better fit.

This space can be made into something really special, if we come together and talk about how we can shape it into a space that brings the neighborhood together. A place where children (from all backgrounds) can play, be exposed to others that they may never have met. Think about how the

pandemic has stunted the growth of children's ability to socialize. This lot can be a place of offsetting that, impacting lives in ways we wouldn't imagine.

Also for people to come and relax -- the pandemic has left everyone traumatized. Another building doesn't help that. Open space and human connection definitely does. I'd even be willing to call upon my network in the Philly tech scene to put on events for teaching technology skills ([coded by kids](#) comes to mind) or even fun recruiting events at that lot. Teaching people about tech provides new revenue generating opportunities in today's world.

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I've attached some photos of the lot, look at it! Beautiful and it has so much more potential if we work together and take it in the direction that connects the community together.





I leave you with one ask, please look inside yourself and ask "Am I opposed to canceling the project?" and work with the community to take the lot in a direction that supports the community? If the answer, is no (you are not opposed and are willing to cancel the current RFP), we can all work together to create something special, with your team being the champions that bring something the community adores.

I thank you for your time and leadership, I hope we get an opportunity to work closely together to create a better Philadelphia. Go birds!

Thank you

Best,

Ashish

**Thomas J. Copestick
Richard D. Dickson, Jr.
627 S. 13th Street
Philadelphia, PA 19147**

January 10, 2022

Anne Fadullon, Chair
Ryan Harmon, General Counsel
Philadelphia Redevelopment Authority

Via email: Anne.Fadullon@phila.gov
Ryan.Harmon@pra.phila.gov

We write in support of the proposed development of the lot at 13th & Bainbridge Streets. We have lived directly across the street from this site for 12 years and have consistently advocated for its development. Until just over a year ago, when the parcel was prepared for development, it was a blight on the community.

The proposed development will provide much needed mixed income housing and bring life to that corner. The overall design is respectful of the scale of the surrounding homes. We hope to engage with the developer as the design is finalized to ensure it compliments the community and minimize the impact of construction and support activities such as trash removal after completion.

While we fully support the project, it is important to note that we believe the process used was deeply flawed. The community had no input on the requirements of the RFP, was not involved in the review process and was presented with a fait accompli for approval. The developer did not meet with the community until after the RDA Board meeting where the proposal was expected to be approved. We request that, as part of the approval, that the developer be required to establish a mechanism for regular communication with the community to discuss issues regarding final design, construction, maintenance, and operation of the facility, consistent with the terms of the approved contract.

Sincerely,

Thomas J. Copestick

Richard D. Dickson, Jr.

From: Gary Risler <risler.g@gmail.com>
Sent: Tuesday, December 28, 2021 7:10 PM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: Benchmark Development -624 S. 13th Street

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Mr. Harmon,

I am purchasing 1303 Kater Street in January of 2022. The aforementioned project will be built directly across the street from my new home. I have seen the renderings and of the opinion that this will be a wonderful addition to the neighborhood.

Happy Healthy New Year to you and yours!

Sincerely,
Gary Risler

Gary E. Risler
risler.g@gmail.com
215-669-0944

This is my personal email.

From: Gerald Wells <g.wells@ritascorp.com>
Sent: Monday, January 3, 2022 7:36 PM
To: Kenn Penn <kpenn@benchmarkcg.net>
Cc: Elliot Oneill <eoneill@benchmarkcg.net>
Subject: The Parker

Mr. Penn,

I live on Banbridge near your proposed project. You may have heard me voice support for the project at the last meeting. I am the President of the Kater Court Homeowners association and our development supports the project that will enhance the area. I plan on attending the HEC meeting on Thursday and I will continue to voice my support. I will give you one comment to consider. It seems odd to have the one full brick side not be on the entrance side. Most buildings use the most expensive and beautiful materials on the front of the building where the entrance is. Just something for you to consider. Regards.

4 January 2022

Mr. Ryan Harmon,

I am a resident of the Hawthorne community and live the 1100 block of Bainbridge street. As a participant at the virtual meeting a couple of weeks ago, I plan to attend the upcoming community meeting with the developer this week.

As a longtime resident, I have seen a numerous of changes in the community, that span the spectrum of both positive and challenging outcomes.

The proposed plan for 13th and Bainbridge is one of the most thoughtful and inclusive plans that has been presented for this community and I am fully in support of this proposal, with continued sensitively to balanced inclusion of ethnicity affected by gentrification.

Thank you,
Marline Paramour
mparamour@ccp.edu

From: posg70 <posg70@gmail.com>
Sent: Monday, January 10, 2022 2:41 PM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: 13th Bainbridge Street

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I opposed the building on 13th and Bainbridge Street.

We keep building in the area pushing out public place and not putting in parking.

Patricia O Green
1209 Clymer Street
Philadelphia, PA 19147

From: Rebecca Collins <rebeccacollins@gmail.com>
Sent: Tuesday, January 11, 2022 9:53 AM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: 614 S. 13th Street - letter of opposition

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Mr. Harmon:

I am writing to express my strong objection to the development of multiple lots at 614 S 13th Street.

Over the past decade Philadelphia has lost 6% of its tree canopy and extreme heat events have become more frequent as a result of climate change. Additionally, increased precipitation has further strained our infrastructure and cost the city and its tax payers millions of dollars. Now is not the time to develop a lot that according to city records saw no development as late as 1962.

We need to prioritize open green community spaces and focus on repairing the blighted properties, not building more new developments under the veil of affordable housing.

In order for Philadelphia to thrive we need to preserve the assets that we have for future generations. As a resident and active community member that has enjoyed this space since moving here in 2012, I urge you to preserve this parcel and hand it back to the community.

Rebecca Collins
1020 Fitzwater St, Philadelphia, PA 19147

From: Diana Pesek <diana.pesek@gmail.com>

Sent: Tuesday, January 11, 2022 10:03 AM

To: Anne Fadullon <Anne.Fadullon@Phila.gov>; Ryan Harmon <Ryan.Harmon@phdc.phila.gov>

Subject: 13th and Bainbridge

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Dear Anne and Ryan,

Please allow me to introduce myself as a resident of 1352 South St. I'm writing in opposition to the submitted proposal to develop the empty lots at 13th and Bainbridge because there will be no included off street parking and very little green space.

I know leaving the lots undeveloped invites trash and possible drug use. I've lived in the neighborhood for over five years and see the lots transform from trash and drop havens to a nice outdoor space maintained by people who use the areas.

I love seeing the "little humans" from the daycare playing and learning. They help keep the area litter free and pick up or point out pieces of glass and other debris.

Ideally, I would like to see this area preserved as open, green space that is maintained by responsible people and not left to chance. Or, I would like to see part of the lots developed that include off street parking and a larger green space that will be maintained by the developed property management. I love to walk around the city and am saddened by how many open lots have been developed, leaving no open green lots.

I hope you will consider either keeping this area completely open or asking the developer of the current proposal to revise his plan too include off street parking and more open green space.

Thank you for allowing me to voice my opinion.

1352 South St. Unit 205
Philadelphia, PA 19147
diana.pesek@gmail.com

From: Bea Smith

Sent: Tuesday, January 11, 2022 3:25 PM

To: anne.fadullon@phila.gov <anne.fadullon@phila.gov>; ryan.harmon@phdc.phila.gov <ryan.harmon@phdc.phila.gov>

Subject: 1309-13 Bainbridge Street Development

Dear Ms. Fadullon and Mr. Harmon:

I live directly across from the lot to be developed and am writing opposing the erection of a 45-unit complex, "The Parker" as named by Benchmark, in already heavily populated area. Affordable housing is needed. It is how I came to obtain my house by purchasing it through the Philadelphia Housings Authority 15 years ago. Since that time so much development has happened in this area that it has become suffocating. More housing is being built at the top of Bainbridge Street at Broad Street. That will add 50 units with no off-street parking. Adding at a minimum another 50 residents, possibly with cars. There are the houses built on the west side of Broad Street between Fitzwater and Bainbridge. Now the monstrosity being built on the lot on the east side of Broad Street and Washington Avenue across from another complex, Lincoln Square, that is not fully occupied and diagonal from the Marine Club apartments. There are several reasons I oppose the development. Parking will be more than impossible in an already saturated area. Additional trash from the complex is a concern. Apartments do not promote stability. As rents rise, people move. Property values suffer when there is consent turn-over in the neighborhood. If units are vacant that is an invitation for vandalism and vagrancy.

My main opposition to the complex is the elimination of green space in the area. That lot provides a respite for many residents in the area. Many people walk by that lot going to work and home, on the way to stores on South Street, and to restaurants up 13th Street. Seeing that open space and trees allows the mind to decompress. Being able to stand in front of that lot and take deep breathes breaks the stress of a difficult day or allows one to escape the city for a few moments and take in nature.

During the various Zoom meeting, some residents expressed support for the development. They cited vagrancy, the lot being overgrown and general unsightliness. Yes, at one time the lot was overgrown. The residents complained to the City constantly about the upkeep of the lot. The lot was overgrown because a high chain-link fence surrounded the lot and there was not any way to access it without a key. When the fence was removed and the shrubs were cut down, this allowed access for residents to maintain the lot. As for people hanging out in the lot is totally untrue. The men from Ready, Willing and Able sometimes smoke at that corner. They pose no threat or cause problems. Ready, Willing and Able participates in the maintenance of the area. For the 15 years that I have lived here, there has never been any lingering by vagrants on the lot. The neighbors are good about maintaining this neighborhood and reporting anything thing that is awry. We have been wanting to preserve that lot since our homes were built.

I participated in the last meeting with Benchmark and processed some things that were said. Mr. Sullivan stated that because development is close to public transportation the residence will not have cars because they will be within walking distance to work. That statement cannot be substantiated. While it is true some people who live in the city don't have cars, the blanket statement that the residents won't have cars is not true. It cannot be assumed that everyone that moves into The Parker will work in Center City. I worked in Delaware for years. Most times I used public transportation but there were times I had to drive. Also, I have an elderly mother. I use my car to assist her with errands. Neighbors have children that participate in activities. A car is necessary to transport kids around.

A rendition of the building was presented. On the northwest corner of the building, a "parklet" is planned. It is an indentation for a sitting area with the building overhang serving as a canopy. My concern with the parklet is that it will attract homeless to encamp. I walk my dog towards Broad Street. There are many times I have come across homeless people sleeping under the carve outs in the 777 Apartments. Recently, I saw a man sleeping in doorway for the KinderCare at Broad and Fitzwater Streets in the 777 Apartments. Any SEPTA bus shelter on Broad Street serves as residence for the homeless. I fear the parklet will be another shelter from the elements for those without adequate housing.

I brought up the labor and material cost for the building. The pandemic has caused the tightening of the labor market and the supply chain glitch caused a supply backlog. Shortages cause rise in prices. Benchmark will have to pay more for labor and materials. That cost will be passed rolled into the apartment rents. Mr. Penn stated that the state set pricing for costs and they will absorb the overrun. I don't believe that. If Benchmark absorbs cost overrun that means the quality of materials is sacrificed. The purposed of a developer is to make money not lose it. The city just had a 13 people die in a fire. In New York at least 19 people died in an apartment fire.

Thirty-percent of the apartments set aside are for affordable housing. The AMI for Hawthorne ranges from \$94,500 to \$100,00. Using the lesser figure, \$56,700 is the minimum salary at 100% of \$94,500. Using 80% of the AMI drops to \$75,600. A salary of \$45,360 is 60% of \$75,600. The rents for the apartments are projected between \$900 to \$1,600 a month. Those figures are substantial.

Someone making \$45,360 a year brings home about \$27,000. Rent, utilities, and groceries will consume most of the monthly income. That is not factoring in incidentals and emergencies. All those previous items go up every year. Salaries do not keep up with inflation. What happens if qualified renters for the "affordable housing" are not found? Will those apartments remain empty or will a variance be issued to bypass the affordable aspect in order to fill the units?

We were told the timeline for construction will be 14-18 months. We were also told that the street would not be blocked. How is that possible? Connections the city sewage line, water lines, gas lines, electric lines and truck lines must run. All that digging will cause something to be closed for some time. We were also told that trees would be planted. The new trees will not have to same character as those on the lot now.

I have always appreciated that lot even when it was overgrown. Since the pandemic, I have been working from home and I look forward to looking out of my window and seeing the daylight and the majestic trees. If development goes forward, all my neighbors and I will get is a view of someone's window.

An open space common area is planned for the center of building. Please don't sacrifice the open space common area of the thousands who and live and work in the area for the benefit of 45-90 potential renters. Less is definitely more in this case.

SAVE OPEN SPACE!

Most sincerely,

Beatrice R. Smith
Hawthorne homeowner

From: MARK CARTELLA <mark.cartella@comcast.net>
Sent: Thursday, January 13, 2022 4:35 PM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: 13th and Brainbridge

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Dear Ryan,

As a long term owner in MLK HOA I would like to state my support for the proposed project at the corner of 13th and Bainbridge. I am aware that the board does not support the project and would like the current status of the lot to remain unchanged. I understand there are some that have made efforts to clean up the lot, but the fact is it remains a trash strewn eye sore that is a welcome space for vagrants. With no formal supervision of the lot I'm afraid its condition could further deteriorate. Additionally, I'd like to state that in my opinion parking concerns are grossly overstated – the majority of residents in MLK HOA have deeded off street parking. These concerns coupled with the obvious need for affordable housing have led me to be fully supportive of the project as I suspect many less vocal members of the MLK HOA are as well.

Mark Cartella
MLK HOA Property Owner



Hawthorne Empowerment Coalition

The Hawthorne Neighborhood's Nonprofit Community Organization

To the Members of the Redevelopment Authority:

The Hawthorne Empowerment Coalition (HEC), the RCO for Hawthorne, is urging you to delay the transfer of the lot at 13th and Bainbridge. After several neighborhood meetings and a meeting with the developers, we have concluded that the RDA board has failed to consider the other developments in Hawthorne. Specifically, RDA failed to consider how the two recent projects, 13th and Bainbridge and Broad and Bainbridge, together would affect our neighborhood. HEC also believes the RDA board failed to consider the City's inability to enforce the affordability requirement at other projects, as outlined in the recent NBC 10 report:

<https://www.nbcphiladelphia.com/investigators/philly-affordable-housing-plan-failed-to-help-home-buyers-it-was-meant-for/3096514/>

This is not to suggest that we are unhappy with the proposed developers. They were generous with their time and made a presentation to our meeting. Nor is to suggest that we are unhappy with the concept of "mixed housing" ensuring that at least some of the units are affordable.

What we are concerned about is how adding so many units at one time, without any parking and with escalating rents will impact our neighborhood. There are those who believe that the people renting and/or buying in newer developments will not own cars. That has not been our experience. We believe many of the people moving into our neighborhood have cars, just no parking spaces. This creates an unmet demand that can lead to frustration and unpleasant interactions. Having the two developments on the same block adding hundreds of new residents without adding parking spaces, is too great a risk to our quality of life. HEC wishes to see the impact of the building at Broad and Bainbridge before any other development in Hawthorne is allowed by the RDA.

Escalating rents concern us because we believe the city appraisers consider those rents and new purchases when assessing our tax burdens. It remains surprising to us that the City doesn't realize that new construction, with higher prices, drives up our taxes and forces out longer-time residents, who have helped to stabilize and improve the neighborhood. No one who spends their time improving their neighborhood should be forced out by rising property taxes.

In addition, based on the recent news report, HEC has lost faith in the City's ability to ensure that affordable housing is used to help working people, as opposed to helping speculators "game the system". No doubt the investigation announced by Angel Rodriquez, the Vice President of the Philadelphia Housing and Development Corporation, will develop better oversight. But until the investigation is finished and checks and balances are developed, we can have no faith that any proposed project with affordable housing will live up to its promise.

In closing, we urge you to postpone the transfer of the property. Give Hawthorne an opportunity to absorb and learn from the development at Broad and Bainbridge. Give the City the time it needs to ensure that affordable housing programs are used for affordable housing, not to reward speculators.

For the HEC Board,

Albert Hicks Jr. (Acting President)

To Whom it May Concern,

This letter is to provide an update from MLK Plaza HOA regarding the consensus findings from the community meeting held with Benchmark Construction on 1/6/22 regarding the lot proposal at 13th and Bainbridge St. The 109 townhome owners of MLK Plaza HOA are the closest tenured Hawthorne homeowners to this project. They are the ones who will be most impacted by any project happening on this parcel.

The meeting exposed clear **majority opposition** to this project moving forward as proposed. The lack of parking and elimination of green space combined with adding only 13.5 AMI adjusted units were issues of concern. Additionally, the developer was poorly informed on policies surrounding smoking issues that would make it impossible for residents to maintain code distance from the proposed Bainbridge St entrance and the commercial restaurant at the intersection of Clarion and Bainbridge St, thus creating a smoking corner on a heavily foot-trafficked area of 13th and Bainbridge St. The developer stated anecdotal information to justify not adding parking while previously admitting in a phone conversation to MLK HOA that adding parking creates a financial barrier for a project that is a rental unit on a ground lease. Lastly, major concerns were raised for the RFP asking for an apartment unit complex to be placed in the middle of a townhome neighborhood when there is currently a **54 apartment rental unit building under construction in Hawthorne on the same block** at Broad and Bainbridge St.

<https://phillyimby.com/2021/10/construction-advances-at-broad-street-flats-at-701-south-broad-street-in-hawthorne-south-philadelphia.html>

Together, these concerns created a clear consensus that this project as proposed by Benchmark, does not add value to our Hawthorne community. This project instead eliminates green space, increases common apartment rental units, and decreases parking availability. Given that this lot is currently well maintained and is the only green space moving Northwest until reaching Rittenhouse square, the community organization asks that the RFP be revoked so that we can mutually find a more equitable proposal that can be addressed to align with the community needs of Hawthorne, which may include a more hybrid model that maintains green space while offering AMI rated homes for ownership that are more representative to the population of our working class Hawthorne community. MLK Plaza HOA strongly opposes this project from moving forward.

Sincerely,

MLK PLAZA HOA Board

From: [Susan Varghese](#)
To: [Elizabeth Bonaccorso](#)
Subject: FW: Opposed to development of 614-26 S.13th st
Date: Friday, April 8, 2022 11:52:00 AM

-----Original Message-----

From: Steven Lo <lumminations@yahoo.com>
Sent: Thursday, March 31, 2022 6:29 PM
To: Ryan Harmon <Ryan.Harmon@phdc.phila.gov>
Subject: Opposed to development of 614-26 S.13th st

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

Hello again Ryan,

I am the owner of a residential property on the block and I am opposed to this development. There is not enough parking available in this neighborhood as it is and I am exhausted from the constant broken roads and construction noises year over year in this neighborhood. Not to mention that I have a child on the way and the construction noises will not help in the sleepless nights to come.

This development will take away many free parking spots that I am barely able to find now as well as leave the neighborhood a mess from all the construction and noise pollution. I pay for an annual permit, but at times it seems that is still impossible to find parking. Therefore, I am strongly opposed to this development and would rather leave it as a park, due to the lack of parks/greenery in the area as well as the reasons I mentioned above.

Thanks,



Hawthorne Empowerment Coalition

The Hawthorne Neighborhood's Nonprofit Community Organization

3/31/2022

To the Members of the Redevelopment Authority:

The Hawthorne Empowerment Coalition (HEC), the RCO for Hawthorne, has hosted two community meetings with Mr. Kenneth Penn of Benchmark Real Estate Group regarding a new development at 13th and Bainbridge. At the first meeting, the HEC and the community relayed concerns about the project. Of prime concern was the effect this development would have in regard to parking near the project location. In our previous letter to the Redevelopment Authority, the HEC board recommended that there should be a pause in this project to allow some of the other nearby developments currently under construction to be completed so that we could better assess the impact of this project. Since that time, Benchmark Real Estate Group reevaluated the project plans with an eye to addressing the concerns of the community. In response, they made major modifications to the plan to allow for parking on the property. The new plan was presented to the community at our March meeting and was well received by the attendees. Based on the current plans, the HEC is now in favor of the project. With the inclusion of affordable housing and internal parking, we feel this will be a great addition to our community.

For the HEC Board,
Albert Hicks Jr. (Acting President)

From: [stan platt](#)
To: [Susan Varghese](#)
Cc: [Elizabeth Bonaccorso](#)
Subject: Board Action - Proposed Redevelopment 13th Street Between Bainbridge and Kater Streets
Date: Friday, April 8, 2022 2:28:02 PM

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Dear PRA Board:

Our condo is located diagonally across 13th Street from the proposed redevelopment site. From my office window I constantly see a parade of people using the lot: pre-school kids in orange vests, parents with their kids, people with dogs, or people just enjoying the sun. For an undeveloped piece of land with just six trees and a mixed gravel/grass surface, it is amazing the number and diversity of people using it. I've observed people on their own initiative trimming trees; for a city full of garbage-filled lots, it is remarkable how garbage free it is.

I'm very torn about the best use for the vacant site. On one hand, I'm very cognizant the city needs more housing, especially below market rate development. Probably another 45 dwelling units with 10-15 below market rate units will not make much difference in the neighborhood. We are densely developed with no vacant lots and already have a significant number of mixed-income units as an aftermath of Martin Luther King Plaza redevelopment. One of the things that I like about the neighborhood is its diversity in terms of housing stock and people. On the other hand, the neighborhood is under stress. Lack of on-street parking, spillover noise from muscle cars/motorcycles/ATVs on Broad and South Streets, and development are having a negative impact on Hawthorne's quality of life. In letters to PRA, commentators have consistently pointed out the lack of on-street parking, the project at Broad and Bainbridge, and this proposal. These are short-term issues. However, I'm more concerned about longer-term development trends. The initial phase of a 1,400 DU project on Washington Avenue at 13th Street is under construction. It is only a matter of time before the gas stations, convenience stores, and fast food places on Broad Street between Carpenter and Bainbridge are redeveloped bringing hundreds more dwelling units to the neighborhood. Hawthorne is a neighborhood that works due the diversity of its residents both in terms of racial composition and economic status. It is a model for many other neighborhoods of people getting along together. It deserves to be preserved. We need to be investing in neighborhood infrastructure and community assets and not another midrise residence that can be constructed anywhere.

I've read lots of books on urban planning and architecture. I don't think people really know what makes neighborhoods work and not work. What I do know is that you don't give away a precious community asset for the short-term benefit of getting a parcel off PRA books. The lot is already serving the community, give us an opportunity to improve it and make it accessible to additional residents.

Thank you for your consideration. Help preserve Hawthorne. I'm willing to work with PRA and others in the community to make it work.

Stanley Platt
1240 South Street, Unit 4
Philadelphia, PA, 19147

The above e-mail was original sent to Ryan Harmon. In accordance with his automatic reply it has been redirected to you.

Subject:

FW: 13th and Bainbridge project

From: Jing Zhang

Sent: Monday, April 11, 2022 7:03 PM

To: Susan Varghese <Susan.Varghese@phdc.phila.gov>

Subject: 13th and Bainbridge project

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Dear Susan,

I live across the street from the lot. My address is 1307 Kater Street, Philadelphia, 19147. I am opposing the 13th and Bainbridge project due to lack of parking.

Thank you!

Jing Zhang

Subject:

FW: Bainbridge/Kater & 13th Street Lot Opposition

From: erin delbaggio <[REDACTED]>

Sent: Monday, April 11, 2022 6:10 PM

To: Susan Varghese <Susan.Varghese@phdc.phila.gov>; David A.Thomas <David.Thomas@phila.gov>

Subject: Bainbridge/Kater & 13th Street Lot Opposition

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

Hi Susan and David,

I hope this email finds you both well. I am writing today to formally oppose the project proposed for development at the lot on 13th and Bainbridge/Kater Street.

I own my house at 1315 Kater Street. It's my first house. My wife and I bought it in April of 2017, 5 years ago this month. When we toured the house, we were told it was a foreclosure and that the bank had seized it. The door was a horrible shade of blue and the handrail rattled as we walked inside. The word "PRAY" was spray painted on the second floor landing.

"Pray", I thought. "Damn well I will be."

1,300 square feet, a partial dirt basement, the tiniest of tiny houses amongst new giant construction - our house was the last original house to the neighborhood from the 1800's. Someone once loved that house, and then they didn't, and now I would.

We moved into our house in August. The first night we spent in the house I remember listening to every creek, every squeak, every scuttle. This was MY house. Those were MY noises. Unbelievable to experience.

I grew up in a house without heat, most of the time. We had lights, and water, but heat was a privilege and sometimes it was just too expensive for a single mom on a teacher's budget. In the summer, we would open all the windows, or sleep in a tent outside. I thought we were being "Adventurous", in truth, those summer nights in a house without AC was just too sweltering for my mom.

I never thought I would own a home. Hell, there have been times I wasn't sure I would have a floor to sleep on that wasn't "borrowed" from a friend for the night. I have great friends, but even great friends like their privacy.

When my wife and I bought our little home, we owned a restaurant at 15th and South St. Little Spoon Cafe - we would walk from our tiny blue door with the rattling handrail to our gorgeous restaurant and dream of a time when the inside of our house would look like that. Polished, cozy, comfortable.

We worked tirelessly to make our home proud. We painted, we sanded, we replaced. I repaired that shaking handrail and painted the door orange, my wife's favorite color. We put out flowers in the spring and I power wash the sidewalk and street 4 times a year. It's MY house. It's MY door. It's MY handrail.

The lot across the street was a heartbreak. Alone and neglected, the neighborhood came together and cleaned it up over the pandemic. That short girl who pushed a hand powered mower over that entire lot in 2020? That was me. I did that for the neighborhood when they closed our parks. My neighbors tore out wire and picked up glass and they made it beautiful. It was OUR lot. OUR green. OUR trees - at least until someone else would care for it.

Now, with the impending construction, my home will face the entrance to a trash storage and the backside of an apartment building. My little street will be an alley, my green space will be home to 46 apartments. I knew when we bought our home that Philly would continue to develop - I've lived here for a decade, I'm not new to development. Hell, as a business owner, I developed! This development is robbing me of what was mine and turning it into the back dumpster alley of the neighborhood. For the first time, I have consulted with a realtor to sell my home. Not because I want to leave, but because I don't think I can stay.

I beg your consideration for another opportunity to develop this land as something more useful than lucrative. I beg your consideration to whether you would wish for your daughter to live in my house after construction. I beg your consideration that there are other options.

Thank you for your time,
Erin Del Baggio

Subject:

FW: 13th & Bainbridge

-----Original Message-----

From: Trang Balchunas <[REDACTED]>
Sent: Monday, April 11, 2022 5:43 PM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>
Subject: 13th & Bainbridge

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Dear Susan,

I live across the street from the lot and I oppose to this project. The developers are not putting enough parking. I have an autistic child who needs to be serviced daily. The therapists can not find parking when they come.

Beautiful kids from a daycare nearby are coming to this lot to play daily, I would like to see the lot preserved .

Thank you

Trang Balchunas

Sent from my iPhone

Subject:

FW: Regarding 13th and Bainbridge project

From: Cindy Chou <[REDACTED]>

Sent: Monday, April 11, 2022 7:00 PM

To: Susan Varghese <Susan.Varghese@phdc.phila.gov>

Subject: Regarding 13th and Bainbridge project

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Dear Susan,

I live across the street from the lot. My address is 1307 Kater St, Philadelphia, PA 19147.
I am opposing the 13th and Bainbridge project due to lack of parking.

Thank you

Best Regards,

Li Hsin, Chou

Subject:

FW: Land at 13th and Bainbridge

From: Janet Neukirchner <[REDACTED]>
Sent: Tuesday, April 12, 2022 8:51 AM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>
Subject: Land at 13th and Bainbridge

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Greetings,

I am writing in regards to the parcels of land at 13th and Bainbridge. I urge you to postpone the transfer of the property. Give Hawthorne an opportunity to absorb and learn from the development at Broad and Bainbridge. Give the City the time it needs to ensure that affordable housing programs are used for affordable housing, not to reward speculators.

Thank you,
Janet Neukirchner

(she/her)

Subject:

FW: Please pause the project at 13th and Bainbridge

From: Harrison Mace <[REDACTED]>

Sent: Tuesday, April 12, 2022 9:02 AM

To: Susan Varghese <Susan.Varghese@phdc.phila.gov>

Subject: Please pause the project at 13th and Bainbridge

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Dear Susan Varghese (or whomever it may concern),

My name is Harrison Mace, I'm a passionate citizen and community member, and I'm writing to you to ask you to pause moving forward with development around the parcels of land at 13th and Bainbridge. This land is known informally as turtlebug, and represents exactly the kind of opportunity that we often miss when we are looking for what comes next.

I'm not going to get into why I believe it's so important of a place in this letter - if you'd like to know more about that please write me back. However, for now I'm urging you to please postpone the transfer of the property. The community in Hawthorne deserves the time to assess the impact of the new development in the area - if we as community members aren't granted the time we need to process new information we'll never be able to stand united and proud. We're asking for a temporary pause in moving forward with development.

Please do what you can to ensure that this city and its development works for us - not at our expense.

Thank you for your time,

Harrison

--

Harrison Mace



Subject: FW: 13th and Bainbridge Street lot

From: Bea Smith <[redacted]>
Sent: Tuesday, April 12, 2022 9:55 AM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>; David A.Thomas <David.Thomas@phila.gov>
Subject: 13th and Bainbridge Street lot

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Dear Ms. Varghese and Mr. Thomas:

My name is Beatrice Smith and I live across the street from the open space identified for development at 13th and Bainbridge Streets. I am a homeowner and oppose proposed development.

This community has seen tremendous growth in the fifteen years that I have lived here. Now it is being overdeveloped. Adding another 45 units will not have to great the great impact as portrayed. There is development at the top of Bainbridge Street at Broad Street. That will bring a minimum of 50 additional residents and potential cars. The development at Broad and Washington Streets when complete will house hundreds more people plus the addition traffic from shopping. That increase traffic will cause more issues for the residents.

Parking has always been a premium here. Over the last few years it has become downright horrendous. The weekends are the worse. People park beyond the "No Parking" signs at the corner making it difficult the merging drivers to see oncoming traffic. I have seen cars parked in front of fire hydrants for days. There is an access way for the houses on 13th Street to park off the street. No people are double-parking in that access way causing other cars to be blocked in. This is not only frustrating it is a potential emergency hazard. Most of the illegal parking is people not living in the neighborhood so they couldn't care less what harm could be caused by their recklessness. The additional residents directly across from the access way will let people assume it is fine to park there. There are 16 parking spaces slated for development but that is not nearing enough.

Honestly, I don't think project was thought out clearly about the true impact it will have on the community. The additional people bring more trash, noise traffic and stress. For the most part, this is a bedroom community after 7:00 p.m. One reason for that is the open space at 13th and Bainbridge Streets. Adding a building on that corner will destroy the serenity the residents enjoy here.

I know there some who are in favor of this development. They are touting the guise of affordable housing. The minimal "affordable" units will not make any difference. Rents never go down. Eventually, those controlled rents will no longer be affordable. When that happens the developer will request a change to the property agreement using some excuse that affordable units can't be maintained. Then a request will be made for all units to converted to market-price units. There are some publications written by people who don't live in the area and admit they don't live in the area but feel their comments should be taken into consideration. Please don't entertain them. There are rumors that the HEC will benefit monetarily from this development. The HEC's input should not have a bearing on what impacts the MLK homeowners.

The open corner provides an emotional respite for people walking by. There people playing with their dogs. Neighbors on Kater Street use the space for family development. When the trees are in bloom, they are so inviting. It makes you want to slow down and take a minute to clear your mind. Allow this inner city hamlet to remain as is.

There are so many reasons not to build. The main reason is to save open space. It is vital for a thriving community.



13th and Bainbridge Street corner. Winter 2021. **SAVE**

OPEN SPACE.

Best Regards,

Beatrice R. Smith

Subject:

FW: Preserve 13th & Bainbridge

From: Turtlebug 🐢 🐞 [REDACTED]
Sent: Tuesday, April 12, 2022 12:35 PM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>
Subject: Preserve 13th & Bainbridge

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Susan,

I am writing with heaps of hope that the Philadelphia Redevelopment Authority will consider taking a pause on the 13th and Bainbridge Street land transfer and instead explore the possibility of cultivating these parcels into a native plant park. A place filled with natural play, sustainable art, environmental education, community, well-being, and wildly curious stewardship.

This land is cared for and enjoyed daily by a handful of vibrant 1-2 year olds.

We make paper from the leaves and have collected buckets of broken glass. We tumble the broken glass into smooth trinkets, healing the land through reciprocity. Today we fed birds and planted wildflowers to welcome bees and butterflies.

We would be happy to continue caring for the land, preserving and cultivating a unique community resource. We envision planting more trees, plants, flowers, and natural land art, while allowing the current biodiversity to thrive and enrich the Hawthorne Community. Place is relationship.

It would be a pleasure to talk further with you and yours about our stewardship adventures. Our petition to preserve this land has over 1600 signatures. [Change.org/fortheloveofturtlebug](https://change.org/fortheloveofturtlebug)

“We must save not only the wilderness but the vacant lots, the ditches, as well as the canyon lands, and the wood lots along with the old growth.” Pyle, R. M. (1998).

Turtlebug was presented at this years, PAEE conference, “It’s in our Nature.”

<https://vimeo.com/689096893>

With appreciation,

Johnny Buckley
[REDACTED]
[REDACTED]

Subject: FW: 13th street support letter

From: Marline Paramour <[REDACTED]>

Sent: Tuesday, April 12, 2022 12:45 PM

To: Susan Varghese <Susan.Varghese@phdc.phila.gov>

Cc: Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov>; David S. Thomas <Dave.Thomas@phdc.phila.gov>

Subject: 13th street support letter

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

Dear PHSC staff:

I am in support of the development known at 13th and Bainbridge as amended by Benchmark at the last RCO meeting. I reside about a block away from the property and have been in meetings where Mr. Penn and his team have talked about adding additional affordable housing (30%) at 60% AMI and parking. Both community concerns were not previously addressed by Benchmark at the time the project was initially discussed in December.

The fact that Benchmark made modifications to the development to accommodate the community concern which was parking and more affordable housing is complimentary to the company's commitment in working with the neighborhood. Not one developer in this community has previously performed at this level of accommodation. There were no accommodation or community input at the broad and Bainbridge project or the new housing that replaced the church.

I commend and strongly support the Benchmark team in their new project.

Best regards.

Marline Paramour

1100 block of Bainbridge Street
Phila., PA

Community
College
of Philadelphia
www.ccp.edu



#CCPpride | #CCPLions

The Path to Possibilities



Subject: FW: Opposition to development of 614-26 S.13th st

-----Original Message-----

From: Steven Lo <[REDACTED]@yahoo.com>
Sent: Tuesday, April 12, 2022 11:04 AM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>
Subject: Opposition to development of 614-26 S.13th st

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

Hello

I am the owner of a residential property on the block and I am opposed to this development. There is not enough parking available in this neighborhood as it is and I am exhausted from the constant broken roads and construction noises year over year in this neighborhood. Not to mention that I have a child on the way and the construction noises will not help in the sleepless nights to come.

This development will take away many free parking spots that I am barely able to find now as well as leave the neighborhood a mess from all the construction and noise pollution. I pay for an annual permit, but at times it seems that is still impossible to find parking. Therefore, I am strongly opposed to this development and would rather leave it as a park, due to the lack of parks/greenery in the area as well as the reasons I mentioned above.

Thanks,



Subject: FW: 13th and bainbridge lot

From: Ashish Patil <[REDACTED]>
Sent: Tuesday, April 12, 2022 2:16 PM
To: Susan Varghese <Susan.Varghese@phdc.phila.gov>
Subject: 13th and bainbridge lot

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

Hi Susan,

I sent a note to Ryan earlier but realized I was meant to send it to you.

Appreciate your leadership on this situation and hearing the neighborhood's voices. I think there's a great deal at stake and as any public servant, I do appreciate that you both are committed to helping the neighborhood thrive in the ways the community truly needs.

Just wanted to follow up on my past email about my opposition to the building on the lot.

Please cancel the RFP as myself and a majority of the neighborhood are opposed to a building being built. This neighborhood does not need another building and it will be more of a detriment than a benefit. The housing is not really 'affordable' to those who need that type of housing. Also, there's parking issues that will arise. There's probably better plots of land for this project to find that have less opposition.

I have a few questions too:

- Is the back access road of my property on 619 South Clarion Street, Philadelphia, PA 19147 still going to be there with this building? I need a way to take trash out from my back fence area to the road.
- Is there potential plans for an indego bike rack?

All in all, I am opposed and want this project cancelled.

There's an amazing opportunity to take the lot into a direction of being a park and public space for all to use. I talked to a friend who's an architect who did a major park by city hall, who just talked about how this space is the perfect size for a park and would be tremendously beneficial to the neighborhood. I can get design renditions from someone else if needed. Happy to lead that effort.

Now more than ever, people need a space to relax and balance themselves. Kids need a place to play and meet other kids (think about how isolated kids have been). COVID has had it's effects and the neighborhood needs a spot to meet and hangout. Also, surrounding restaurants and businesses will thrive more because of this park.

It's an eclectic neighborhood, which is really rare and provides opportunity for different backgrounds to connect and meet. Various groups can have outdoor meetings, I could see myself holding healthcare, tech & entrepreneurship events. I even saw non-profits that hold recruiting events in parks, what a way to truly help those in need. A building would take away from those connections and memories.

Please think long-term on this opportunity, as it will have generational consequences from this single decision.

I leave again with the question, are you opposed to canceling this project? If the answer is no (meaning you are not opposed to canceling and are willing to do so), then let's cancel the project to take this in a better direction for the neighborhood. I know the entire neighborhood will appreciate it along with others in the city who all would rather see an open space rather than another building.

Attached are some photos showing how great this space can be and how the neighborhood rallies around:



Neighborhood caring for it:



Thank you for your time!

Best,

Ashish

--

Ashish Patil



February 8, 2022

Anne Fadullon, Chair - Anne.Fadullon@phila.gov
Ryan Harmon, General Council - Ryan.Harmon@pra.phila.gov
Philadelphia Redevelopment Authority

Dear PRA Officials:

Steering Committee:

Letter of Support - 13th and Bainbridge Streets

Marcus Ferreira
Chair

Matthew Levinson
Vice-Chair

Alexander Jablovok
Treasurer

Tina Pagotto
Secretary

David Hess
At Large

Lori Olk
At Large

Cynthia Peditto-
Hansbury
At Large

The South Street West Improvement District, Inc. (d/b/a South Street West Business Association) is an RCO representing the business interests of the South Street West Commercial Corridor, whose boundaries include the undeveloped parcels at issue. After reviewing the plans and sending the undersigned as a representative to attend a joint RCO meeting, our membership voted unanimously at the January SSWBA General Meeting in favor of supporting the proposed development which will bring approximately forty-five business supporting residential units to the southeast corner of our burgeoning commercial corridor.

We feel the developer, Benchmark Real Estate Partners, Inc. has designed an attractive development and is thoughtful in the design and scale, while providing needed density to support businesses along this portion of our commercial corridor.

Although there are some individuals that oppose the development of the property due to concerns over parking and an alleged lack of a local park (Hawthorne Park is located 2.5 blocks away). This is not a park, it has remained a long vacant and abandoned lot ([since at least 2007](#)) owned by the city that was partially remediated sometime between [November 2019](#) and [November 2020](#). Over this time, as seen in the Google Street view timeline images, "volunteer" paulownia and Norway maple trees seeded and grew in the fence-line between site parcels. Unfortunately, these tree

species are highly invasive and, as such, threaten the ecological balance of our surrounding natural lands. By contrast, if given permission to develop the development team has promised to plant non-invasive street trees on the Philadelphia approved street tree list, to the extent permitted by the City of Philadelphia, effectively replacing invasive trees with ecologically beneficial non-invasive counterparts.

Consistent with SSWBA's mission to enhance the vitality of our commercial corridor, we have long supported the designation of the Lombard-South Broad Street Line Station as a designated Transit Oriented Development (T.O.D.) location in accordance with The Central District Plan (see our 2017 letter of support to the Philadelphia Planning Commission). If anything, the proposed development, zoned RM-1 is on the lighter end of the TOD spectrum which is the unfortunate result of inaction by the District Councilmembers on the Planning Commission's well considered recommendations to designate the area as a T.O.D.

Further, in terms of social equity, Mr. Penn has advised us that in addition to market rate housing, they have commendably agreed to provide 30% of the units as affordable housing at 60% of area

median income (AMI) which is truly affordable given the context of this centrally located site, affording residents ready access to job opportunities on South Street, Greater Center City and University City. For a city with 25% of the population under the poverty line, providing more affordable housing in a centrally located, job and service adjacent location including three supermarkets (Acme, Whole Foods and Sprouts) and the 9th Street Market is good public policy as it provides residents access to necessary amenities, without the need for purchasing and maintaining expensive automobiles.

For the above reasons, our RCO supports this proposal and requests PRA's grant of approval to the applicant.

Sincerely,



Marcus Ferreira, Esquire, AICP Candidate
ISA Certified Arborist # PD-2840A
Chair, South Street West Business Association

Encl.

FRIENDS FOR THE RESTORATION OF THE GERMANTOWN YWCA BUILDING

To: Board Of Directors, Philadelphia Redevelopment Authority

From: Yvonne B. Haskins, Esquire, on behalf of the Friends for the Restoration of the Germantown YWCA Building

Date: April 11, 2022

Re: **REQUEST FOR THE PRA TO CONSIDER AND ANNOUNCE THE NEXT STEPS FOR ISSUING A REQUEST FOR PROPOSAL FOR A QUALIFIED REDEVELOPER FOR THE GERMANTOWN YWCA BUILDING**

The Friends for the Restoration of Germantown YWCA Building (the “Friends”) respectfully request a written statement of the next steps that the PRA will take to redevelop the Germantown YWCA structure at 5820-24 Germantown Avenue. We are seeking a definitive and clear way that is transparent and that meaningfully engages the residents and stakeholders in the process of the development of the Request for Proposal, the redeveloper selection, and the implementation of the development. Specifically, we request in writing your responses to the following questions/comments/recommendations:

- 1. Developing and releasing a New Request for Proposals (RFP)**
 - What is the Schedule and Process for releasing a new RFP?
 - Will the community be engaged to provide recommendations for the RFP?

- 2. Requests for a Robust Community Engagement Strategy**
 - Is there a strategy for how the community will be involved in the decision-making process through project planning, design, and delivery, and invited to participate in the process?
 - How will you ensure direct representation from Germantown residents and stakeholders in the planning-decision making and oversight of the development process?
 - Who will lead this process... PHDC or a Consultant?
 - The engagement strategy should include a facilitated and documented values-driven visioning process that defines an approach to the site’s redevelopment. This may include, but not be limited to, input on potential uses of the site. How will the history of the site be incorporated? How will the site address its locational advantages on Germantown Avenue and adjacent uses, such as Center in the Park, Vernon Park?

- 3. The Friends recommendations for a Transparent Developer Selection Process**

- The PRA should share the RFP submittal requirements with the public,
 - Requirements and scoring criteria should include measurements for the Redeveloper bids that show the following:
 - the Community-supported vision for redevelopment
 - Understanding of economic opportunity and viability of the proposal
 - Understanding of the neighborhood history and aspirations
 - Metrics in the RFP that help to identify the developers' past performances
 - Wealth-building and participation opportunities for local community and City of Philadelphia Economic Opportunity Plan
 - Request that short-list of developers present their proposals at a public forum.
4. How will the PRA ensure that future development partners have the technical capability and Financial Capacity to get the project completed?
 5. What are the mechanisms for the PRA to intervene if the project is not moving forward, such as penalties for not meeting agreed upon milestones and terms of the contract or a clearer path to cancellation for poor performance?
 6. How will progress be shared with the public?

Many residents in Germantown recognize that the history of the YWCA building involves their personal history. We also hold the City of Philadelphia responsible for the deteriorated condition of the building that began more 15 years ago. The revocation of KBK as the redeveloper occurred five (5) months ago; and yet, the PRA has not announced any action toward reissuing a Request for Proposal for a new Redeveloper. As we stated to you last October, your professional responsibility as a State-enabled agency mandates you to operate independently of political control with the diligence required for the PRA powers that promote community redevelopment.

The importance of this building to the change that is imperative for Germantown's improvement must be understood, respected, and acted upon by the PRA and any Redeveloper chosen. Our Friends Group continues to demand effective movement by the PRA to avoid more delay in redeveloping the YWCA Building. Therefore, we believe these are reasonable requests and trust that your prompt response will demonstrate your appreciation for our many volunteer hours spent and the values we hold to bring justice in restoring the Germantown YWCA Building.

Thank you for your attention.

Cc: Friends for the Restoration of the Germantown YWCA Building
Honorable James Kenney, Mayor, City of Philadelphia



BOARD FACTSHEET

Meeting of May 11, 2022

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 5th Councilmanic District and 7th Councilmanic District.

PROPERTY INFORMATION:

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

Prepared by: Mathen Pullukattu
Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District Property

2714 Cecil B. Moore Ave
2712 Cecil B. Moore Ave
2810 Cecil B. Moore Ave
2838 Cecil B. Moore Ave
1271 N. Dover St
1301 N. Dover St
1304 N. Dover St
1318 N. Dover St
1322 N. Dover St
1544 N. 26th St
1546 N. 26th St
1634 N. 27th St
1304 N. 29th St
1332 N. 29th St
1257 N. 30th St
1253 N. 30th St
1648 N. 30th St
1652 N. 30th St
1538-50 N. 31st St
1500 N. Hollywood St
1511 N. Hollywood St
1324 N. Myrtlewood St
1309 N. Myrtlewood St
1348 N. Myrtlewood St
1511 N. Myrtlewood St
1339 N. Newkirk St
1416 N. Newkirk St
1632 N. Newkirk St
3000 W. Oxford St
2922 W. Thompson St

7th Councilmanic District Property

2160 E. Gordon Street
1821 John Street
1829 John Street
3534 Kensington Avenue
3536 Kensington Avenue
3538 Kensington Avenue
2314 N. Leithgow Street
2407 N. 6th Street
2413 N 6th Street
2415 N. 6th Street

RESOLUTION NO.

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, 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 Philadelphia Redevelopment 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 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 Deputy Executive Director of Real Estate and General Counsel.

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

EXHIBIT "A"

5th Councilmanic District Property

2714 Cecil B. Moore Ave
2712 Cecil B. Moore Ave
2810 Cecil B. Moore Ave
2838 Cecil B. Moore Ave
1271 N. Dover St
1301 N. Dover St
1304 N. Dover St
1318 N. Dover St
1322 N. Dover St
1544 N. 26th St
1546 N. 26th St
1634 N. 27th St
1304 N. 29th St
1332 N. 29th St
1257 N. 30th St
1253 N. 30th St
1648 N. 30th St
1652 N. 30th St
1538-50 N. 31st St
1500 N. Hollywood St
1511 N. Hollywood St
1324 N. Myrtlewood St
1309 N. Myrtlewood St
1348 N. Myrtlewood St
1511 N. Myrtlewood St
1339 N. Newkirk St
1416 N. Newkirk St
1632 N. Newkirk St
3000 W. Oxford St
2922 W. Thompson St

7th Councilmanic District Property

2160 E. Gordon Street
1821 John Street
1829 John Street
3534 Kensington Avenue
3536 Kensington Avenue
3538 Kensington Avenue
2314 N. Leithgow Street
2407 N. 6th Street
2413 N 6th Street
2415 N. 6th Street



BOARD FACTSHEET

Meeting of May 11, 2022

Conveyance of Title of Philadelphia Redevelopment Authority
Properties to the Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of these 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 was approved for conveyance to the Philadelphia Land Bank in collaboration with the 5th Councilmanic 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: Mathen Pullukattu

Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District

2836 Cecil B. Moore Avenue
1611 N. Marston Street
1613 N. Marston Street
1631 N. Marston Street
1633 N. Marston Street
1641 N. Marston Street
1602 N. Bailey Street
1608 N. Bailey Street
1632 N. Bailey Street
1637 N. Bailey Street
1639 N. Bailey Street
1519 N. Myrtlewood Street
1534 N. Myrtlewood Street

RESOLUTION NO.

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 qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

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

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

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

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

EXHIBIT "A"

5th Councilmanic District

2836 Cecil B. Moore Avenue
1611 N. Marston Street
1613 N. Marston Street
1631 N. Marston Street
1633 N. Marston Street
1641 N. Marston Street
1602 N. Bailey Street
1608 N. Bailey Street
1632 N. Bailey Street
1637 N. Bailey Street
1639 N. Bailey Street
1519 N. Myrtlewood Street
1534 N. Myrtlewood Street



BOARD FACTSHEET

Meeting of May 11, 2022

Amendment to Resolution No. 2020-44, adopted August 12, 2020

Habitat for Humanity Philadelphia, Inc.

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc. ("Redeveloper")

Nature of Transaction: The Board is requested to amend Resolution No. 2020-44, adopted on August 12, 2020, approving Habitat for Humanity Philadelphia, Inc. as redeveloper of 1535 N. 33rd Street, 1601 N. 33rd Street, 1603 N. 33rd Street, 1605 N. 33rd Street, 1607 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-31 W. Oxford Street located within the Model Cities Urban Renewal Area. The Board approved the development of twenty (20) affordable homeownership units that consisted of five (5) units in a two-story building, five (5) units in a three-story building, and ten (10) units in a three (3) story multi-family building.

The Board is requested to approve changes in the project scope and submitted plans that will increase the unit count to twenty-one (21) affordable homeownership units consisting of one (1) three-story triplex, four (4) three-story duplexes, five (5) two-story single-family homes and five (5) three-story single-family homes (the "Project"). The modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

Legal Entity/Other Partners (if applicable):

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

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

PROPERTY DESCRIPTION:

- 1535 N. 33rd Street – 1,666 sq. ft.
- 1601 N. 33rd Street – 2,022 sq. ft.
- 1603 N. 33rd Street – 1,838 sq. ft.
- 1605 N. 33rd Street – 1,779 sq. ft.
- 1607 N. 33rd Street – 1,672 sq. ft.
- 3201-07 W. Oxford Street – 5,351 sq. ft.
- 3216 W. Oxford Street – 1,540 sq. ft.

3225-31 W. Oxford Street – 5,242 sq. ft.
(collectively, the "Properties")

Zoning: RM-1 and RSA-5

Use: Residential

Disposition Value: Fifteen Dollars (\$15.00)

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 units for low-income individuals and/or families at or below eighty percent (80%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development.

FINANCING:

Redeveloper 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. Redeveloper will also apply for additional funds from Federal Home Loan Bank (FHLB) New York 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 settlement with construction completion within twenty-four (24) months after settlement.

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

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 of five (5) units resulting in 0% MBE and 0% WBE participation and the ranges for the remaining sixteen (16) units have been set at MBE -25%, WBE-10%.

Proposed resolution, photos, site plan, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.
(Amending Resolution No. 2020-44, Adopted August 12, 2020)**

MODIFICATION TO RESOLUTION NO. 2020-44, ADOPTED AUGUST 12, 2020, TO CHANGE PROJECT SCOPE AND PLANS FOR PROPERTIES LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution No. 2020-44, adopted on August 12, 2020, the Philadelphia Redevelopment Authority ("Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as the Redeveloper of 1535 N. 33rd Street, 1601 N. 33rd Street, 1603 N. 33rd Street, 1605 N. 33rd Street, 1607 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-31 W. Oxford Street; and

WHEREAS, Redeveloper has requested a revision to approve the change in the project scope and submitted plans that will increase the unit count from twenty (20) to twenty-one (21) affordable homeownership units and modify the building layout from five (5) units in a two (2) story building, five (5) units in a three (3) story building, and ten (10) units in a three (3) story building to one (1) three (3) story triplex, four (4) three (3) story duplexes, five (5) two (2) story single-family homes, and five (5) three (3) story single-family homes.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2020-44, adopted on August 12, 2020, is hereby revised to reflect the approval of revised project scope and plans to increase the unit count from twenty (20) to twenty-one (21) affordable homeownership units; and modify the building layout from five (5) units in a two (2) story building, five (5) units in a three (3) story building, and ten (10) units in a three (3) story building to one (1) three (3) story triplex, four (4) three (3) story duplexes, five (5) two (2) story single-family homes, and five (5) three (3) story single-family homes, and further authorizing the execution, delivery and recording of the Redevelopment Contract, Deed and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, 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.

 Property Address:

St, 3201-07 W Oxford St, 3216 W Oxford St

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt		\$0.00	0%	
Developer Equity	No	\$2,378,744.91	36%	HFHP Capital (Equity & Fundraising)
Other - describe to the right	No	\$1,848,306.00	28%	HFHI New Markets Tax Credits Allocation
Other - describe to the right	No	\$1,550,000.00	23%	FHLB Pittsburgh, 2 phases of application; FHLB NY 2022 application
Other - describe to the right	No	\$897,010.00	13%	HFHI Gifts In Kind, HFHI SHOP allocation (2 rounds)
TOTAL SOURCE OF FUNDS		\$6,674,060.91	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$11.00	0.00%	
Closing Costs	\$33,868.00	0.51%	
Other - describe in space to the right	\$16,250.00	0.24%	Legal Fees
UNIT CONSTRUCTION			
Complete the table below	\$3,970,112.00	59.49%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$39,666.55	0.59%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$526,039.84	7.88%	
Other - describe in space to the right	\$585,393.01	8.77%	General Requirements, Builder's Profit, Builder's Overhead, Bond Premium
Other - describe in space to the right		0.00%	
Other - describe in space to the right		0.00%	
TOTAL HARD COSTS	\$5,171,340.40	77.48%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$236,450.00	3.54%	
Legal	\$30,000.00	0.45%	
Consultant	\$0.00	0.00%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$2,900.00	0.04%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$77,272.00	1.16%	
Construction Origination	\$31,715.00	0.48%	
Appraisal	\$9,600.00	0.14%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$43,375.00	0.65%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$833,508.51	12.49%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$4,200.00	0.06%	Accounting Fees
Other - describe in space to the right	\$233,700.00	3.50%	Homeowner Sale & Settlement
TOTAL SOFT COSTS	\$1,502,720.51	22.52%	
TOTAL DEVELOPMENT COST	\$6,674,060.91	100.00%	

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	2-story single family	1,227	\$145.13	\$178,071.63	5	\$890,358.13	6,135	22.43%
2	3-story single family	1,701	\$145.13	\$246,862.13	5	\$1,234,310.67	8,505	31.09%
3	Multifamily - Unit Type A (2 Bd, 1 Ba)	1,112	\$145.13	\$161,381.95	9	\$1,452,437.52	10,008	36.58%
4	Multifamily - Unit Type B (3 Bd, 1.5 Ba)	1,354	\$145.13	\$196,502.84	2	\$393,005.68	2,708	9.90%
5				\$0.00		\$0.00	0	0.00%
6				\$0.00		\$0.00	0	0.00%
7				\$0.00		\$0.00	0	0.00%
8				\$0.00		\$0.00	0	0.00%
9				\$0.00		\$0.00	0	0.00%
10				\$0.00		\$0.00	0	0.00%
11				\$0.00		\$0.00	0	0.00%
	TOTALS			\$782,818.55	21	\$3,970,112.00	27,356	100.00%



Address: 1535 N. 33rd Street



Address(s): 1601-07 N. 33rd Street



Address(s): 3201-07 W. Oxford Street

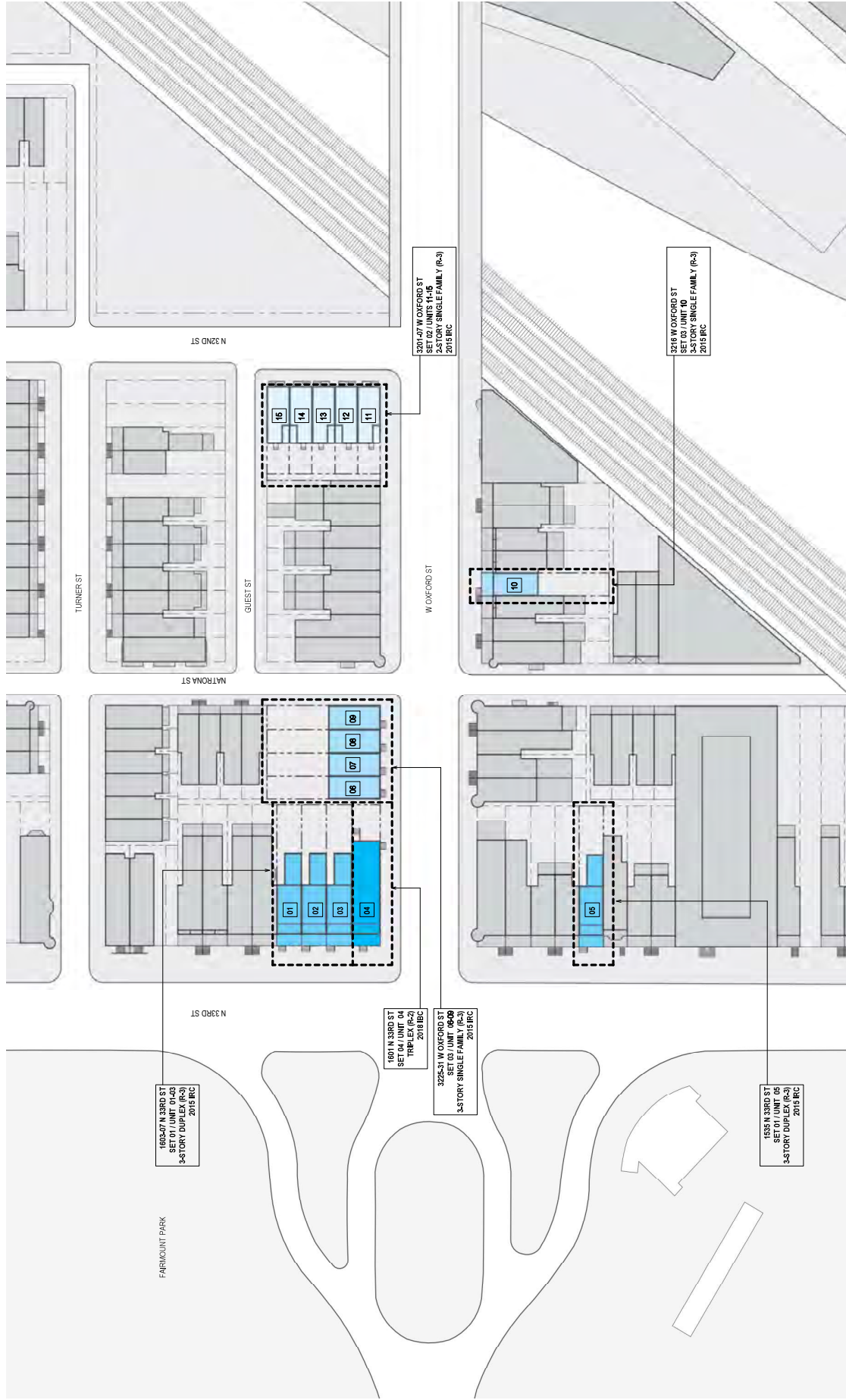


Address(s): 3216 W. Oxford Street

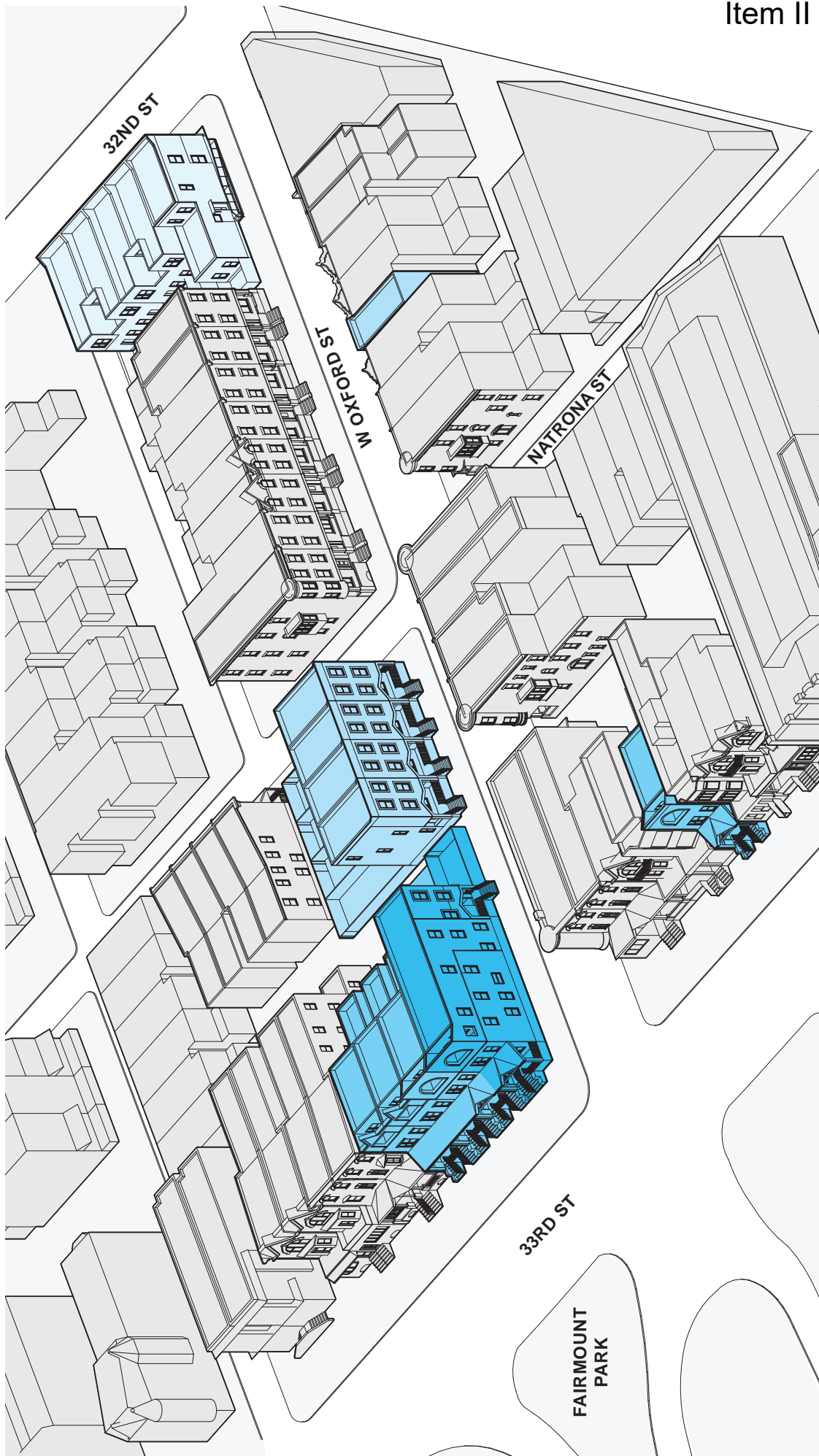


Address(s): 3225-31 W. Oxford Street

SITE PLAN



SITE MASSING



3-STORY TRIPLEX

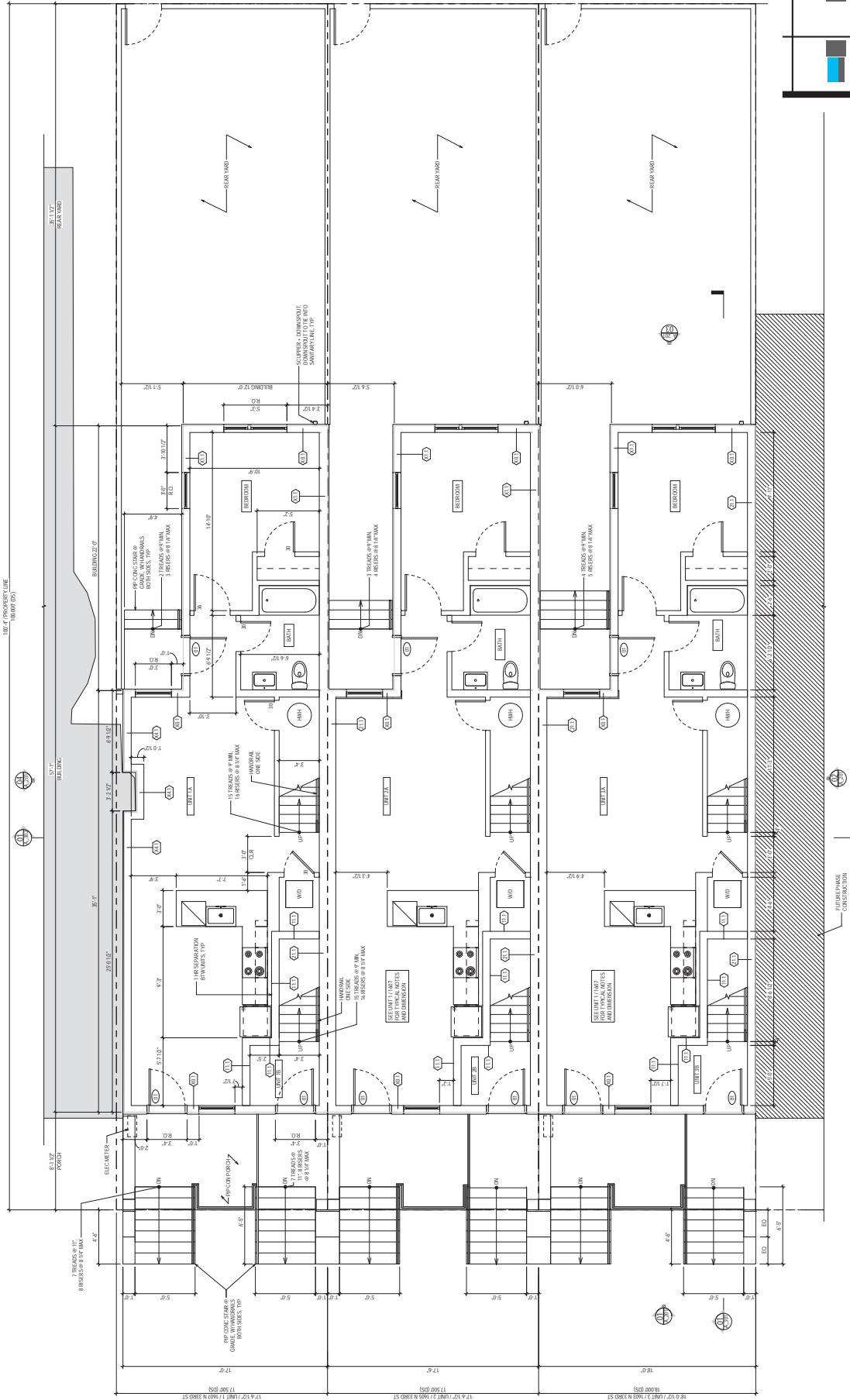
3-STORY DUPLEX

3-STORY SINGLE-FAMILY

2-STORY SINGLE-FAMILY

33RD & OXFORD HFHP

1603-07 N 33RD ST



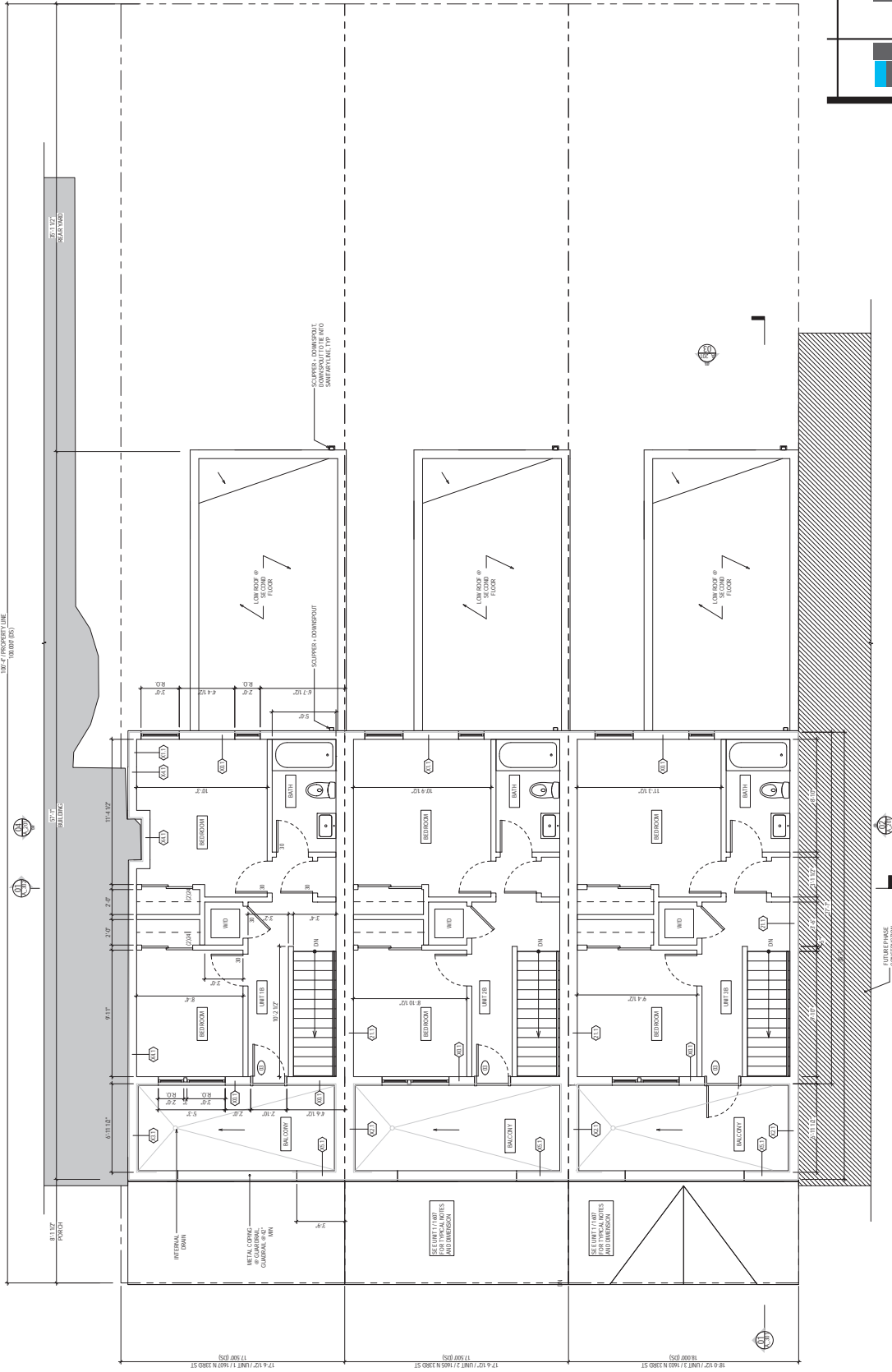
FIRST FLOOR PLAN



Item II (a) ISA

33RD & OXFORD HFHP

1603-07 N 33RD ST



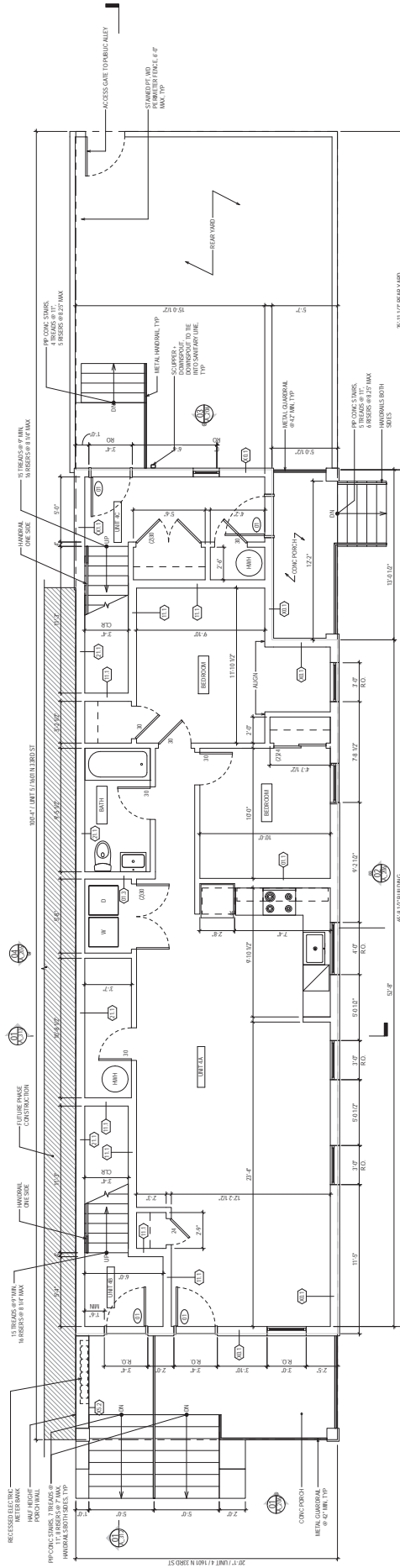
THIRD FLOOR PLAN



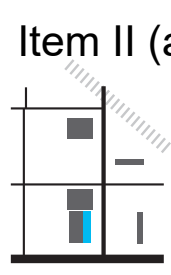
33RD & OXFORD HFHP

Item II (a) ISA

1601 N 33RD ST



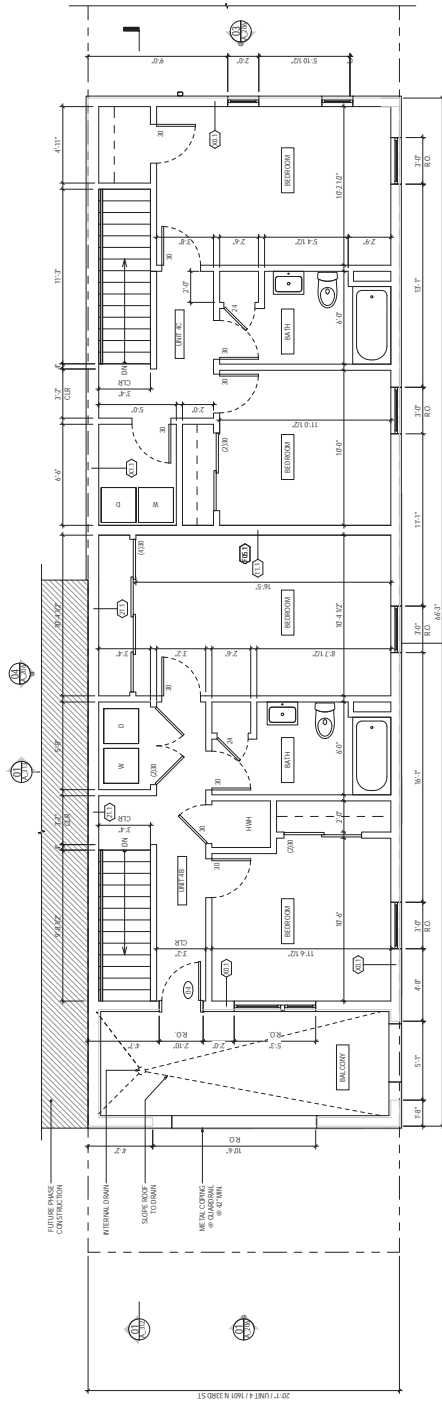
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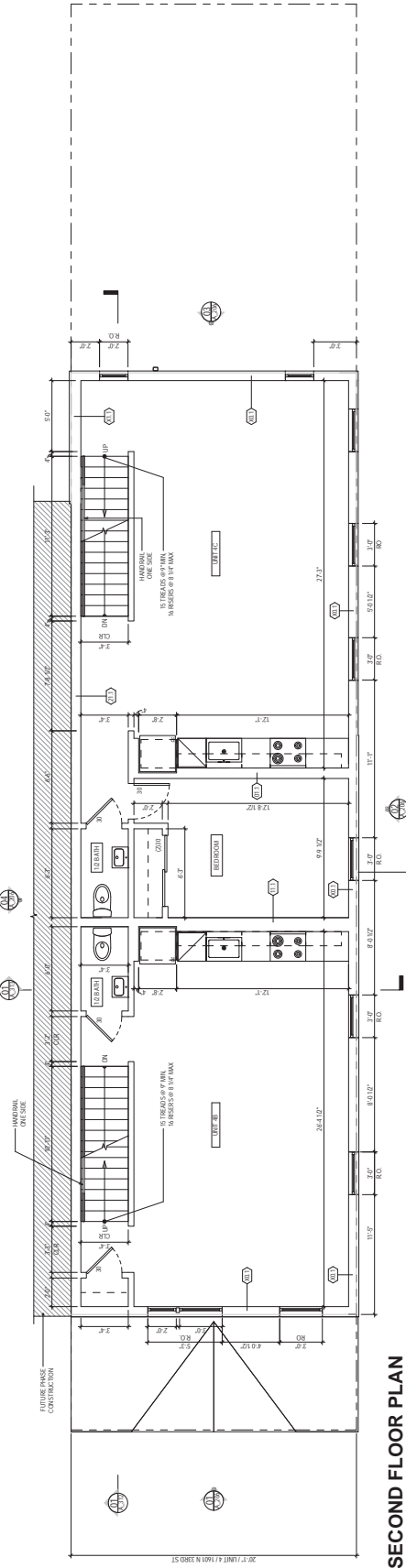
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33RD & OXFORD HFHP

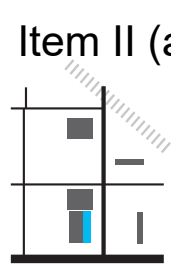
1601 N 33RD ST



THIRD FLOOR PLAN



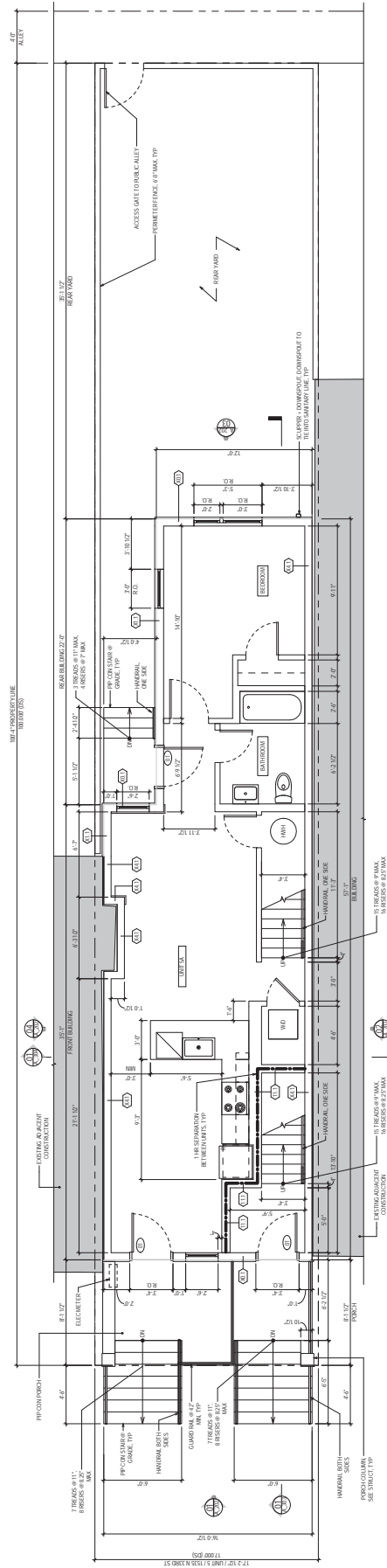
SECOND FLOOR PLAN



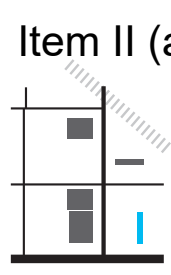
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33RD & OXFORD HFHP

1535 N 33RD ST



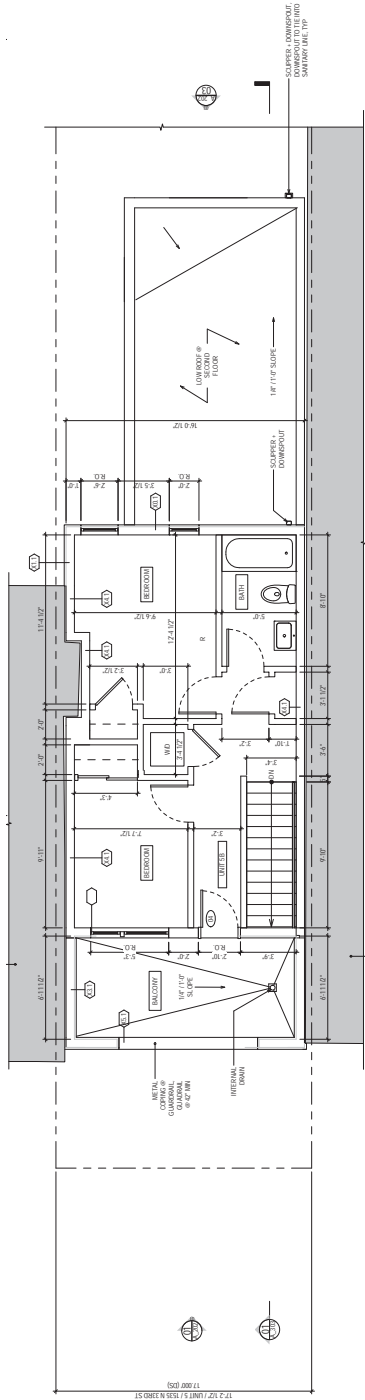
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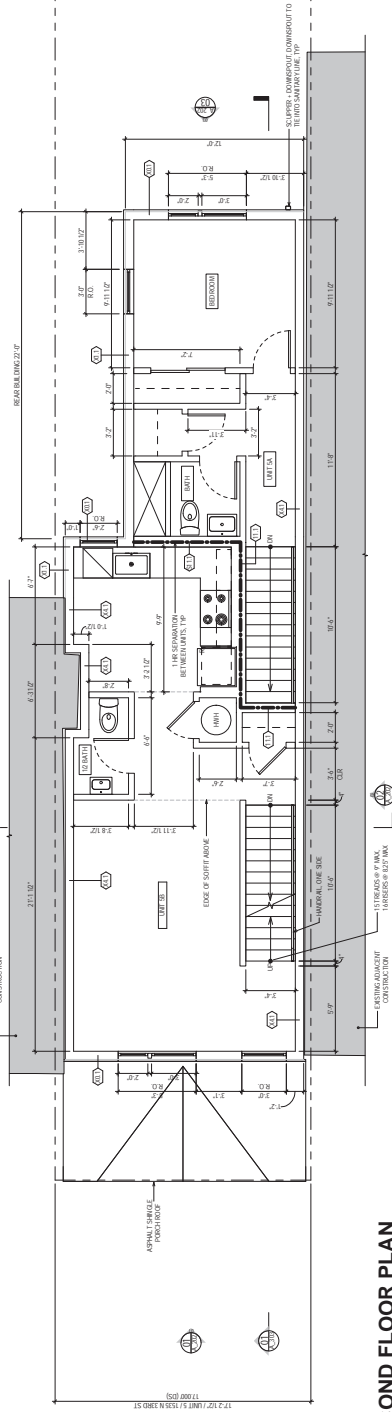
Item II (a) ISA

33RD & OXFORD HFHP

1535 N 33RD ST



THIRD FLOOR PLAN



SECOND FLOOR PLAN



Item II (a) ISA

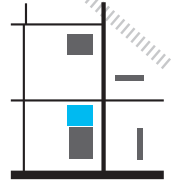
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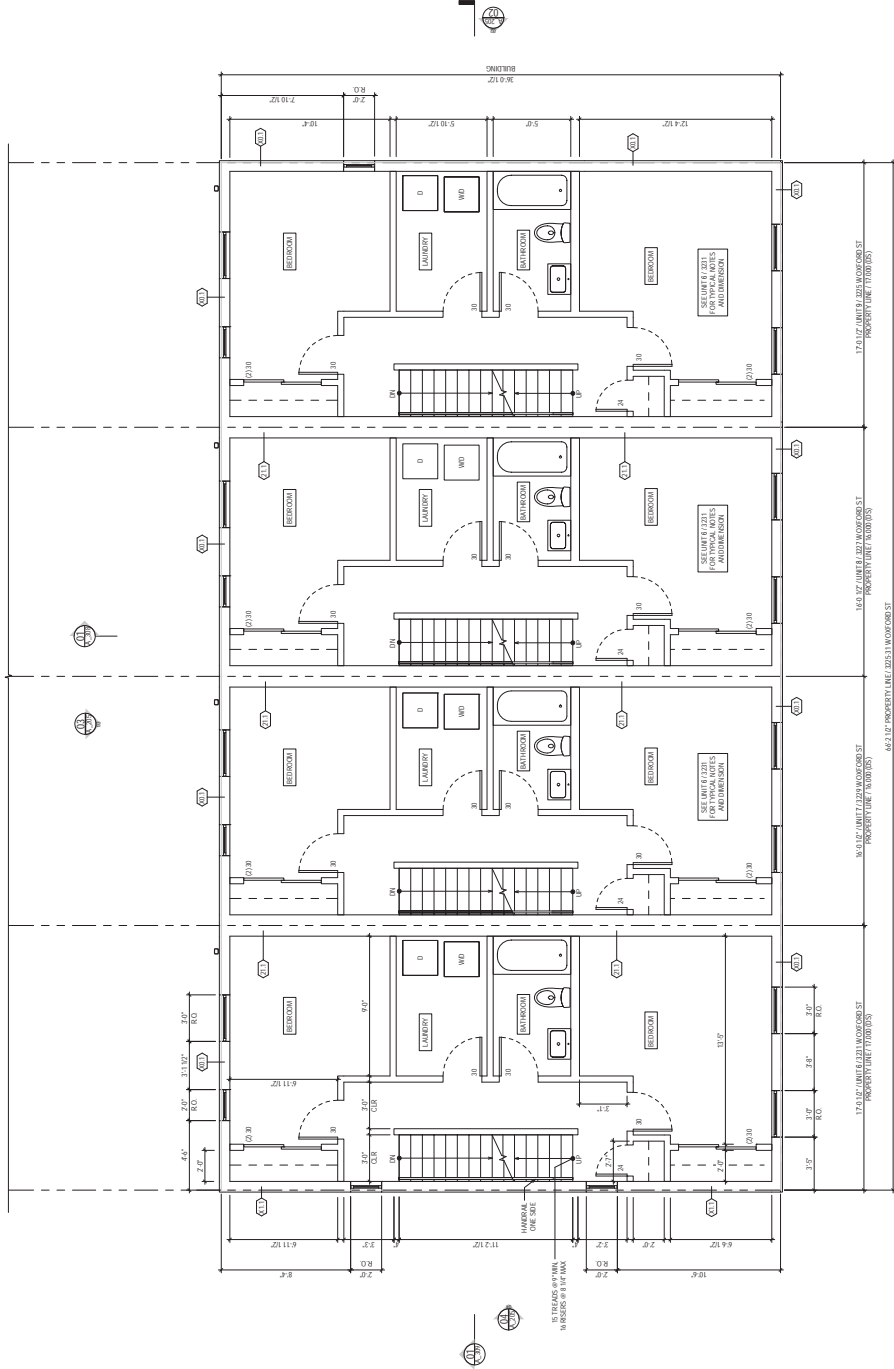
3225-31 W OXFORD ST



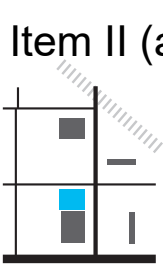
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3225-31 W OXFORD ST



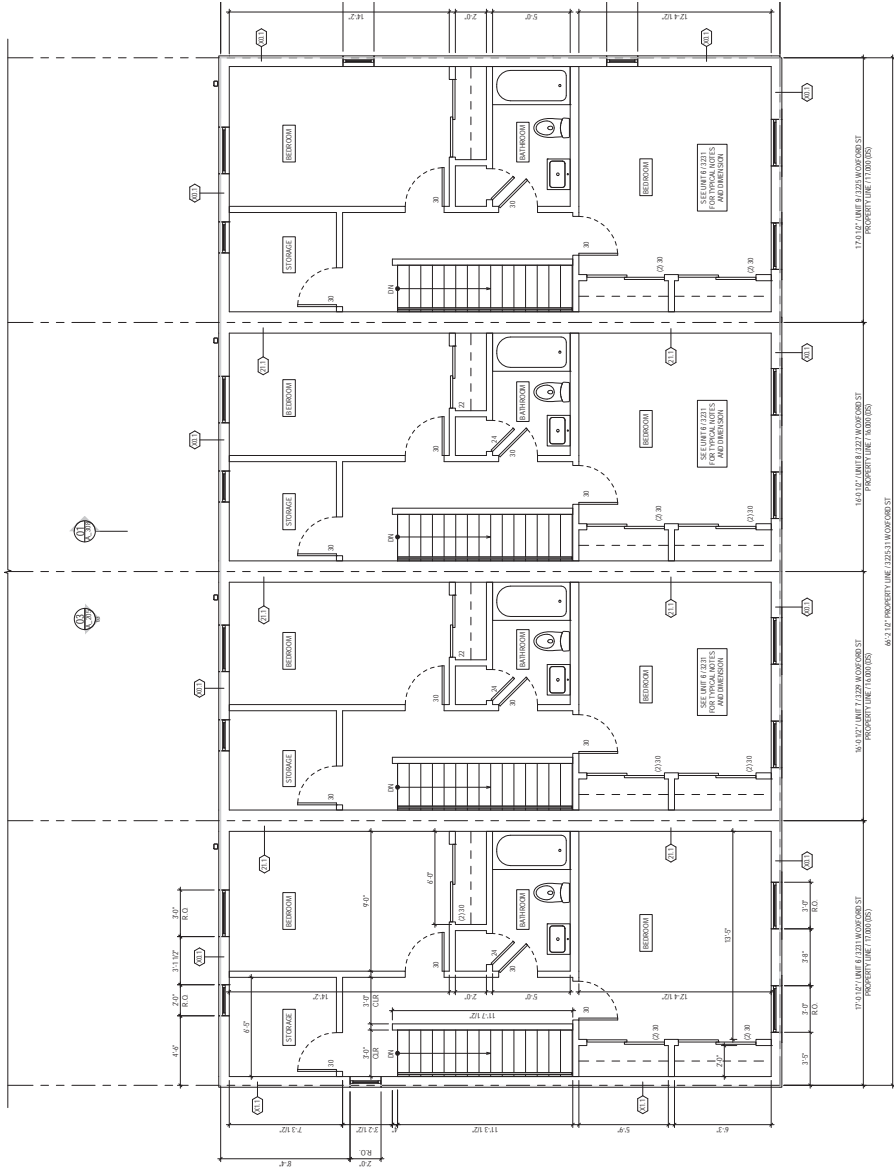
SECOND FLOOR PLAN



Item II (a) ISA

33RD & OXFORD HFHP

3225-31 W OXFORD ST



THIRD FLOOR PLAN

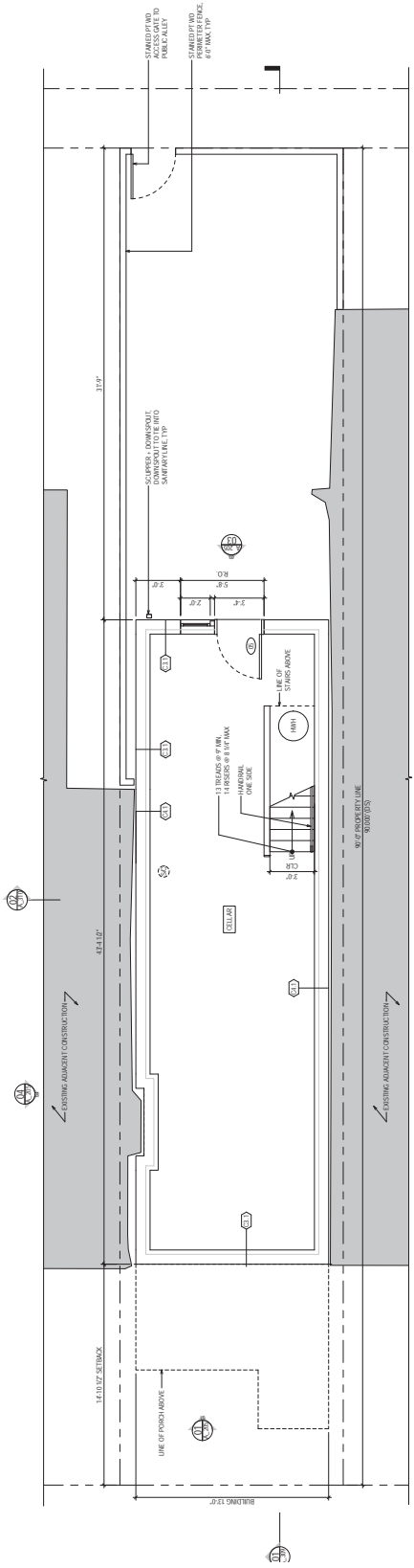


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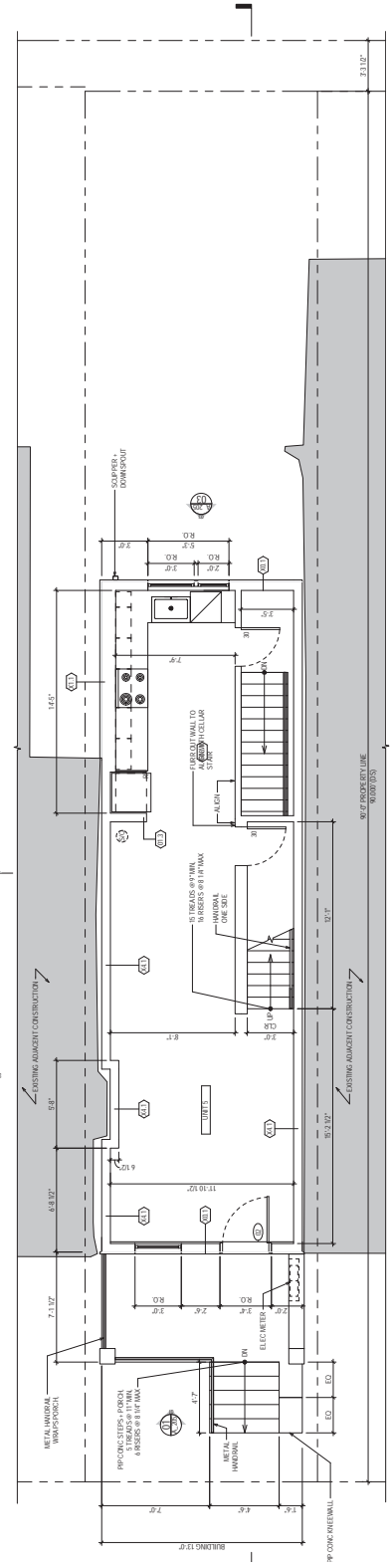
ISA

33RD & OXFORD HFHP

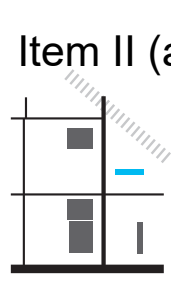
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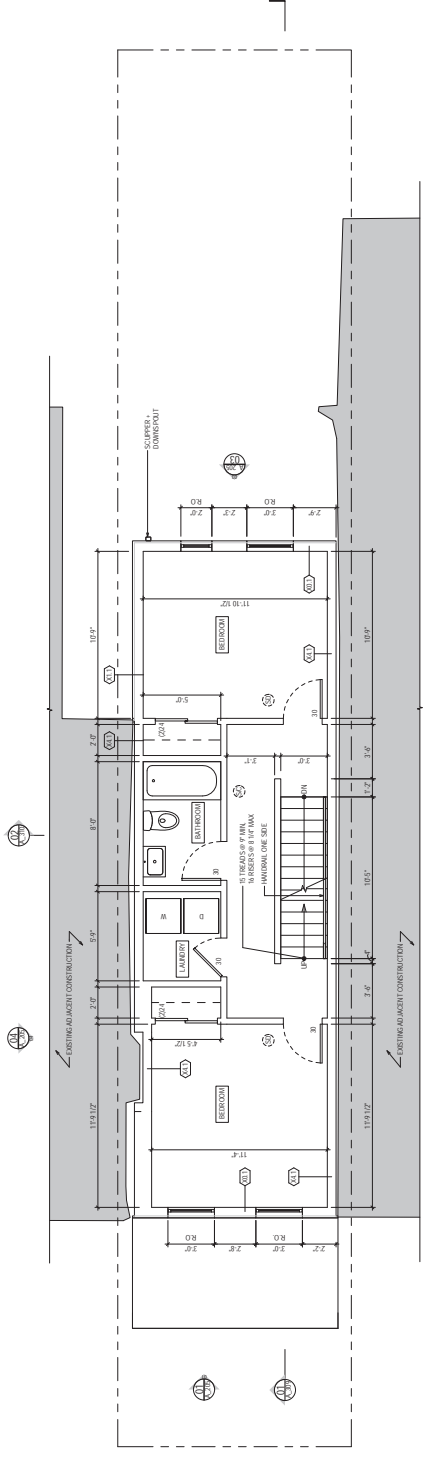
CELLAR PLAN



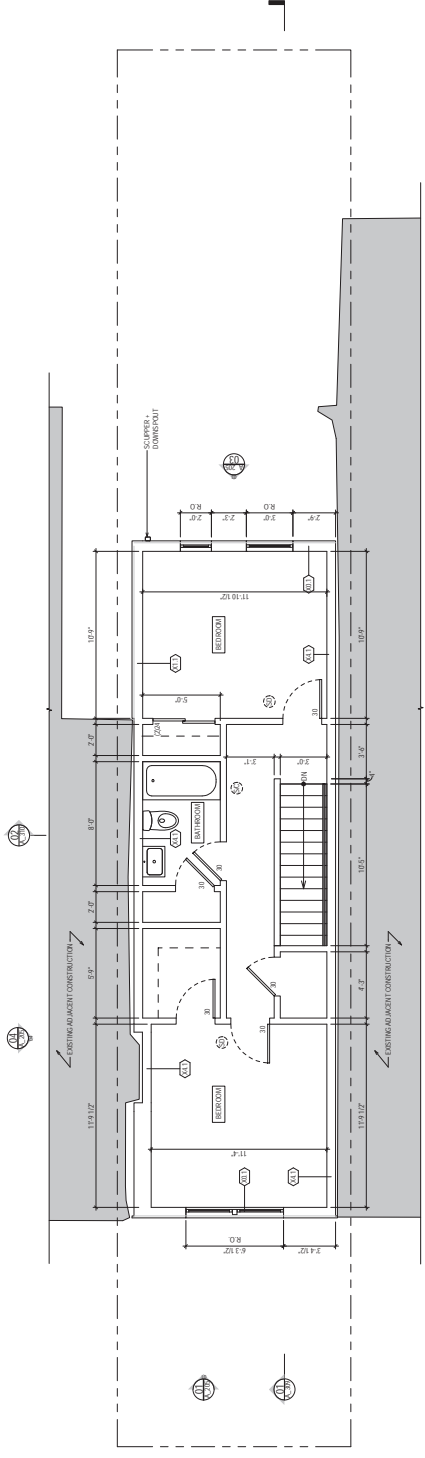
FIRST FLOOR PLAN



3216 W OXFORD ST



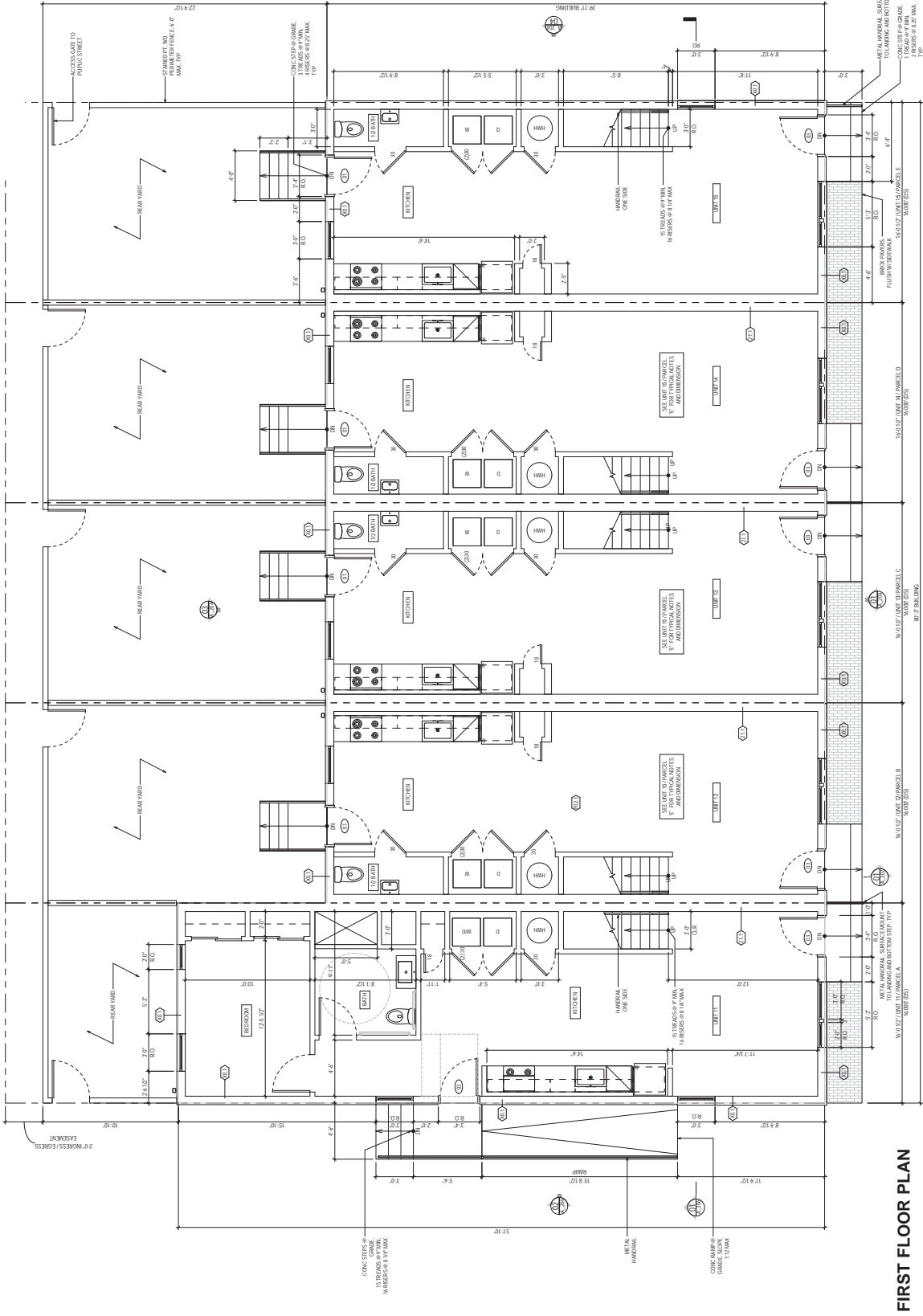
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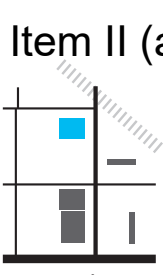
THIRD FLOOR PLAN



3201-07 N 32ND ST



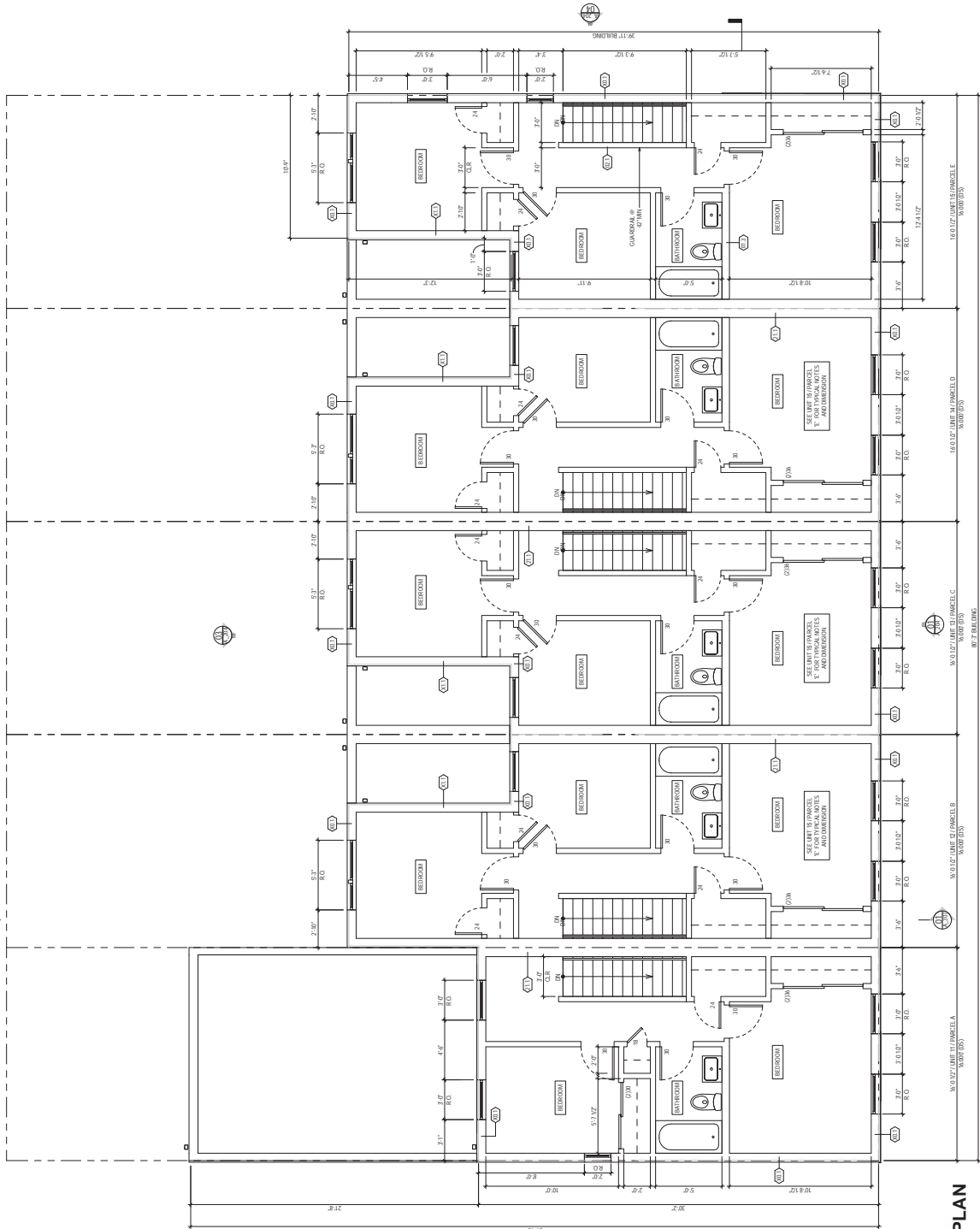
FIRST FLOOR PLAN



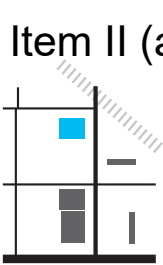
Item II (a) ISA

33RD & OXFORD HFHP

3201-07 N 32ND ST



SECOND FLOOR PLAN



Item II (a) ISA

33RD & OXFORD HFHP



BOARD FACTSHEET

Meeting of May 11, 2022

Selection of Redeveloper

Triangle Senior Housing One LP

NAME OF DEVELOPER/APPLICANT: Triangle Senior Housing One LP
("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a 38,519 square foot structure containing forty (40) affordable senior affordable housing rental units (the "Units") in the Mantua Urban Renewal Area ("Project"). Four (4) of the Units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), twenty-seven (27) of the Units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI and nine of the (9) Units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI.

Legal Entity/Other Partners (if applicable):

Elon Triangle One LLC - .01%

- Brett Altman – Manager
- Francis Vargas – Member
- Robert Bluth – Member

Limited Partners - 99.99%

- Brett Altman – Limited Partner- 33.33%
- Francis Vargas – Limited Partner- 33.33%
- Robert Bluth – Limited Partner- 33.33%

* At settlement, the limited partners' interests will be transferred to the tax credit investor.

Mailing Address: 240 New York Drive, Suite 1, Fort Washington, PA, 19034

PROPERTY DESCRIPTION: 3701 Brown Street – 1,454 sq. ft.
3703 Brown Street – 1.454 sq. ft.
3705-11 Brown Street – 5,702 sq. ft.
3713-17 Brown Street – 4,314 sq. ft.
3719-33 Brown Street – 11,506 sq. ft.
3700 Mantua Avenue – 3,657 sq. ft.
3702-04 Mantua Avenue – 2,339 sq. ft.
3706 Mantua Avenue – 1,054 sq. ft.
(collectively, the "Properties")

Zoning: RSA-5

Use: Residential

Disposition Value: Eight Dollars (\$8.00)

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, Restrictions and Conditions that requires the Units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

Redeveloper 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.

COMMENTS OR OTHER CONDITIONS:

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

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City and PHDC closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION SELECTING TRIANGLE SENIOR HOUSING ONE LP AS REDEVELOPER OF 3701, 3703, 3705-11, 3713-17 AND 3719-33 BROWN STREET AND 3700, 3702-04, AND 3706 MANTUA AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Triangle Senior Housing One LP ("Redeveloper") is hereby selected as Redeveloper of 3701, 3703, 3705-11, 3713-17 and 3719-33 Brown Street and 3700, 3702-04 and 3706 Mantua Avenue located in the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eight Dollars (\$8.00); 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, Deed, and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, 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: Triangle Senior Housing One LP
 Property Address: 3701-33 Brown & 3700-06 Mantua

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt	Yes	\$2,000,000.00	14%	DHCD HOME Financing
Developer Equity	Yes	\$378,601.00	3%	Reinvested Dev Fee
Other - describe to the right	Yes	\$11,748,825.00	80%	LIHTC Equity
Other - describe to the right	No	\$525,013.00	4%	FHLB/City/PHFA
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$14,652,439.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$0.00	0.00%
Closing Costs	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%

UNIT CONSTRUCTION

Complete the table below	\$9,824,702.40	67.05%
--------------------------	----------------	--------

OTHER CONSTRUCTION

Landscaping	\$50,000.00	0.34%
Permits	\$70,000.00	0.48%
Clearance and Demolition	\$75,000.00	0.51%
Utility Connections & Tap Fees	\$25,000.00	0.17%

INFRASTRUCTURE

Streets and Sidewalks	\$125,000.00	0.85%
Water and Sewer	\$75,000.00	0.51%
Stormwater & Drainage	\$225,000.00	1.54%
Impact Fees	\$0.00	0.00%

OTHER HARD COSTS

Hard Cost Contingency	\$317,093.00	2.16%
Other - describe in space to the right	\$100,000.00	0.68%
Other - describe in space to the right	\$61.60	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL HARD COSTS	\$10,886,857.00	74.30%

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$0.00	0.00%
Architecture & Engineering	\$612,768.00	4.18%
Legal	\$100,000.00	0.68%
Consultant	\$113,923.00	0.78%
Survey	\$16,775.00	0.11%
Market Study	\$18,000.00	0.12%
Environmental	\$31,400.00	0.21%
Organization Expense	\$10,110.00	0.07%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$240,000.00	1.64%
Construction Origination	\$47,000.00	0.32%
Appraisal	\$7,000.00	0.05%
Construction Insurance	\$101,200.00	0.69%
Property Taxes	\$2,837.00	0.02%

OTHER SOFT COSTS

Holding Costs	\$85,000.00	0.58%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$1,500,000.00	10.24%
Other - describe in space to the right	\$477,844.00	3.26%
Other - describe in space to the right	\$251,500.00	1.72%
Other - describe in space to the right	\$150,225.00	1.03%
TOTAL SOFT COSTS	\$3,765,582.00	25.70%

Reserves - Operating, Rent Subsidy
 PHFA Fees, Syndication and Lender Fees
 Municipal Fees, Testing Fees, Title, Recording,

TOTAL DEVELOPMENT COST	\$14,652,439.00	100.00%
-------------------------------	------------------------	----------------

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	3 story 40 unit new constr.	964	\$254.79	\$245,617.56	40	\$9,824,702.40	38,560	100.00%
2		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
3		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$245,617.56	40	\$9,824,702.40	38,560	100.00%



Address(s): 3701, 3703, 3705-11, 3713-17 and 3719-33 Brown Street
and 3700-06 Mantua Avenue



Triangle Senior Housing, Phase 1
 3700 Mainland Avenue, Philadelphia, PA 19104

CS.

PERSPECTIVE VIEW

DATE: 02.03.2021 REV DATE: SCALE: Not to Scale

CECIL BAKER + PARTNERS

Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 928-0202 fax (215) 928-1517
 cecilbaker.com

Triangle Senior Housing, Phase 1
3700 Maribus Avenue, Philadelphia, PA 19104

Overall Site Plan

SCALE: 1" = 70'

DATE: 02.28.2022 REV DATE

CECIL BAKER + PARTNERS
Architects

1107 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19107
(215) 928-0202 fax (215) 928-1517
cpartners.com



OVERALL SITE PLAN

1" = 70'

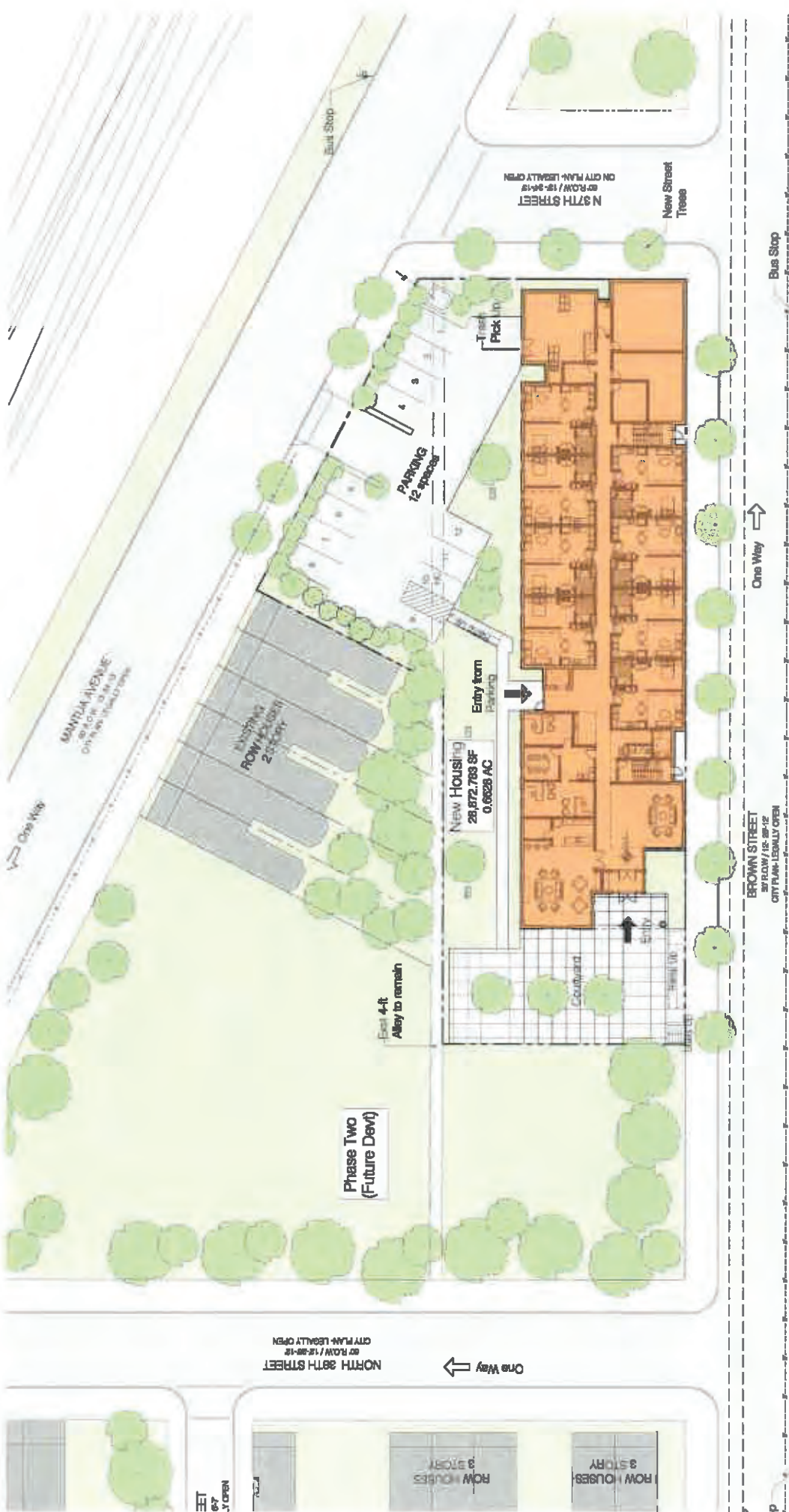


AS.1

Triangle Senior Housing, Phase 1
 3700 Meridian Avenue, Philadelphia, PA 19104

Proposed Site Plan
 DATE: 01.18.2021 REV DATE: SCALE: 1" = 40'

CECIL BAKER + PARTNERS
 Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 928-0202 fax (215) 928-1517
 cecilkbp.com



PROPOSED SITE PLAN



1" = 40'



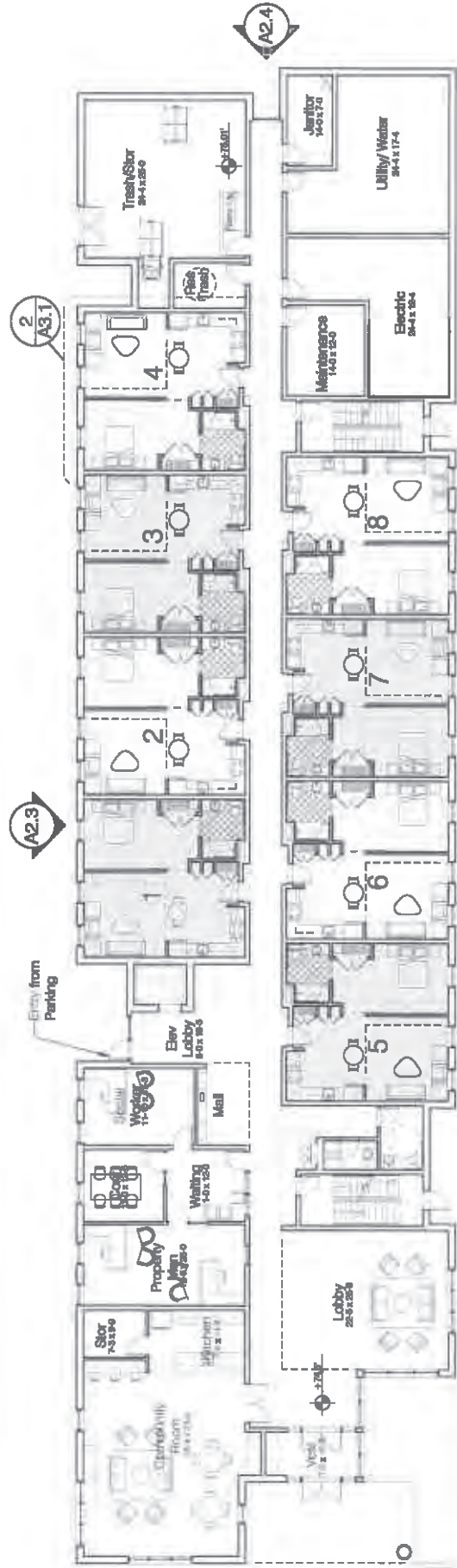
A1.1

Triangle Senior Housing, Phase 1
 3700 Merriam Avenue, Philadelphia, PA 19104

Proposed First Floor Plan
 DATE: 01.18.2021 REV DATE: SCALE: 1/16" = 1'-0"

CECIL BAKER + PARTNERS
 Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 928-0202 fax (215) 928-1517
 cecilkb.com

UNIT BREAKDOWNS	40 Units	HEARING & VISION IMPAIRED UNITS	2 Units
One BR units		40 Units x 4%	
ACCESSIBLE UNITS	2 Units	Hearing & Vision Impaired Units	2 Units
40 Units x 5%		provided	
Four Up	2 Units	<u>Visible (Must be 100%)</u>	40 Units
Double (x2)	4 Units	40 Units x 100%	
Accessible Units provided	4 Units		



1 PROPOSED FIRST FLOOR PLAN
 1/16" = 1' 0"

GROSS BUILDING AREA

NAME	GROSS SF	PHFA SF
FIRST FLOOR	12,415 SF	11,208 SF
SECOND FLOOR	13,052 SF	12,951 SF
THIRD FLOOR	13,052 SF	12,951 SF
TOTAL BUILDING GROSS SF	38,519 SF	37,110 SF

GROSS RESIDENTIAL UNITS

NAME	GROSS SF	PHFA SF
RESIDENTIAL UNITS	26,580 SF	26,580 SF
TOTAL SF	26,580 SF	26,580 SF

GROSS RESIDENTIAL RELATED AREAS - CIRCULATION SPACE

NAME	GROSS SF	PHFA SF
CORRIDOR	4,880 SF	4,680 SF
ELEVATOR	216 SF	216 SF
STAIR	1,058 SF	1,058 SF
TOTAL SF	5,952 SF	5,952 SF

RECREATION/ MEETING/ COMMUNITY AREA

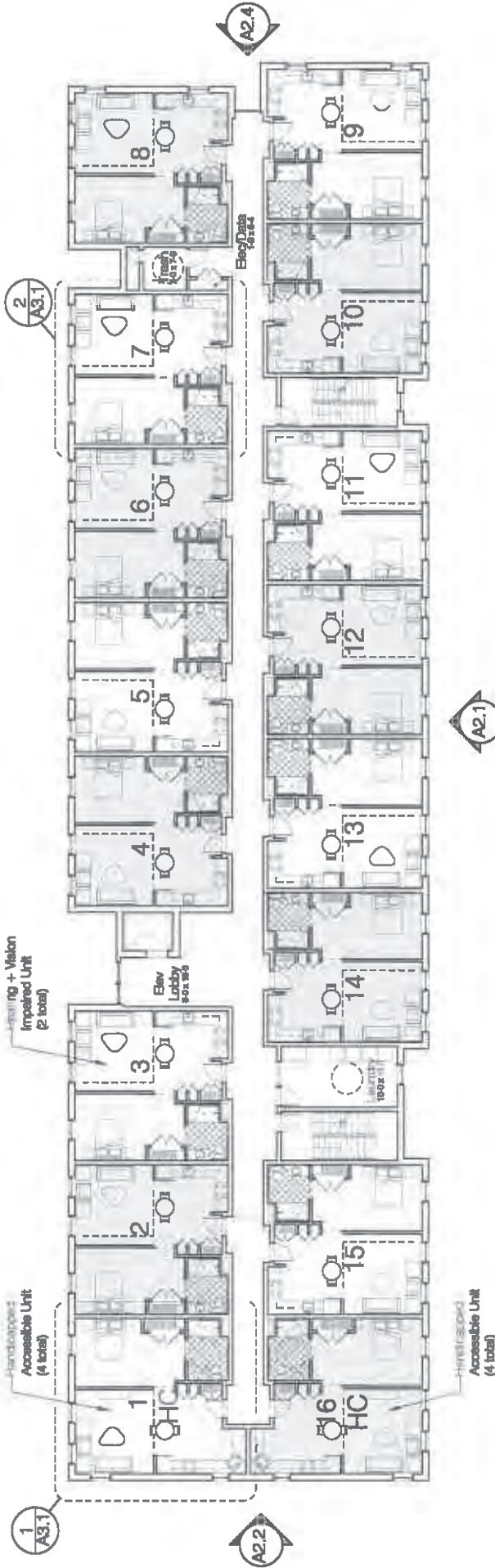
NAME	GROSS SF	PHFA SF
COMMUNITY RM / KITCHEN / PANTRY	1,054 SF	1,054 SF
LAUNDRY	426 SF	426 SF
LOBBY/ VESTIBULE / MAIL	1,109 SF	1,109 SF
OFFICES/ MAINTENANCE SHOP	1,077 SF	1,077 SF
RESTROOM / JANITOR	253 SF	253 SF
TOTAL SF	3,919 SF	3,919 SF

BUILDING AND ACCESSORY SERVICE AREAS

NAME	GROSS SF	PHFA SF
ELEC/ UTILITY	1,072 SF	536 SF
TRASH	986 SF	488 SF
TOTAL SF	2,058 SF	1,024 SF

PORCH PATIO BALCONIES (NOT INCLUDED IN BUILDING SF)

NAME	GROSS SF	PHFA SF
PORCH - FRONT	640 SF	640 SF
TOTAL SF	640 SF	640 SF



Item 11 (b)

A1.2

Triangle Senior Housing, Phase 1
3700 Marikina Avenue, Philadelphia, PA 19104

Proposed 2nd + 3rd Floor Plan

DATE: 01.18.2021 REV DATE SCALE: 1/16" = 1'-0"

CECIL BAKER + PARTNERS

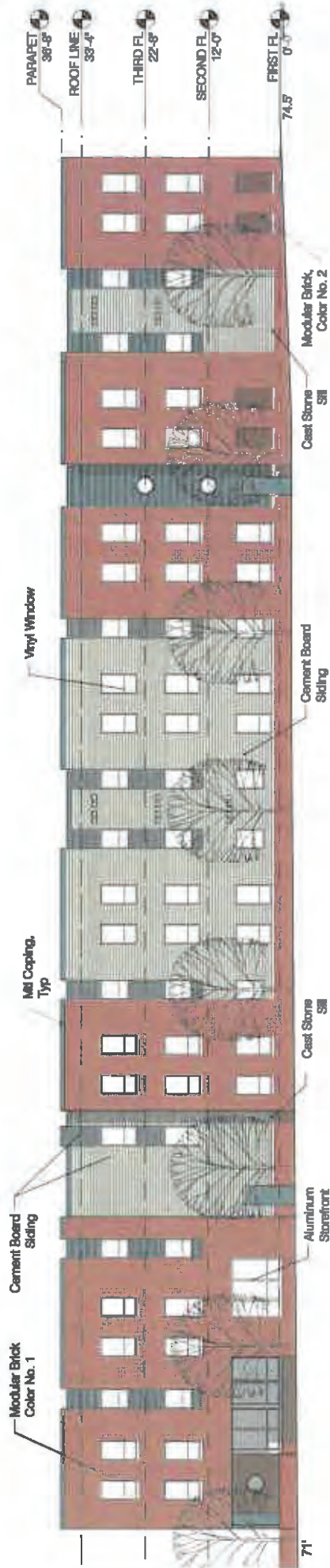
Architects
1107 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19107
(215) 929-0202 fax (215) 929-1517
cbpractise.com



PROPOSED 2ND + 3RD FLOOR PLAN

1/16" = 1'-0"





Item II (b)

A2.1

Triangle Senior Housing, Phase 1
3700 Merriam Avenue, Philadelphia, PA 19104

South (Brown Street) Elevation

DATE: 01.18.2021 REV DATE: SCALE: 1/16" = 1'

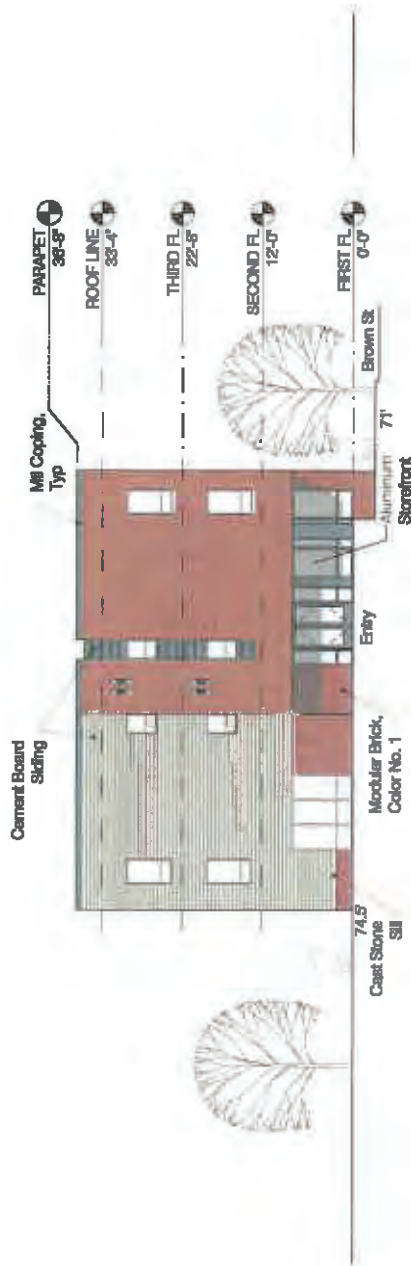
CECIL BAKER + PARTNERS

Architects
1107 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19107
(215) 929-0202 fax (215) 929-1617
cbspartners.com

1 SOUTH (BROWN ST) ELEVATION

1/16" = 1'0"





1 WEST ELEVATION (FROM COURTYARD)

1/16" = 1' 0"



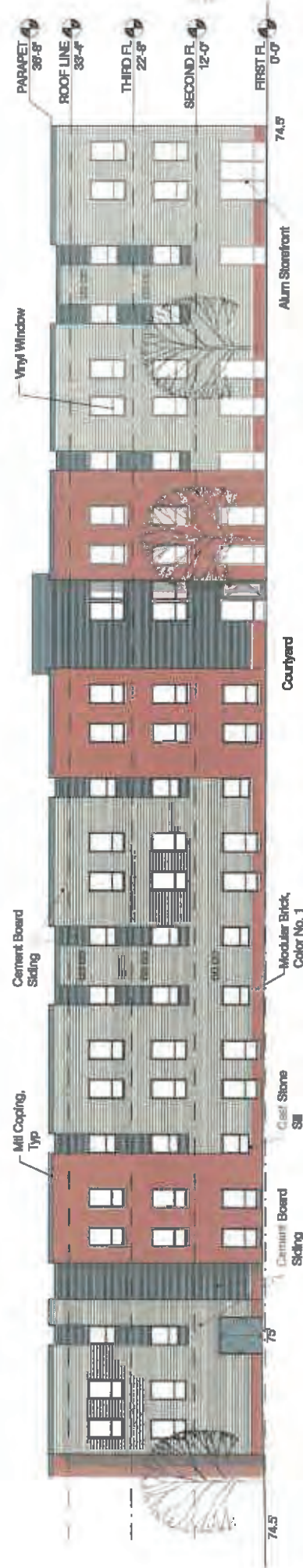
CECIL BAKER + PARTNERS
 Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 625-0202 fax (215) 628-1617
 cecillbaker.com

Triangle Senior Housing, Phase 1
 3700 Marbles Avenue, Philadelphia, PA 19104

West Elevation (From Courtyard)

DATE: 01.18.2021 REV DATE: SCALE: 1/16" = 1'

A2.2



A2.3

Triangle Senior Housing, Phase 1
 3700 Maribus Avenue, Philadelphia, PA 19104

North Elevation

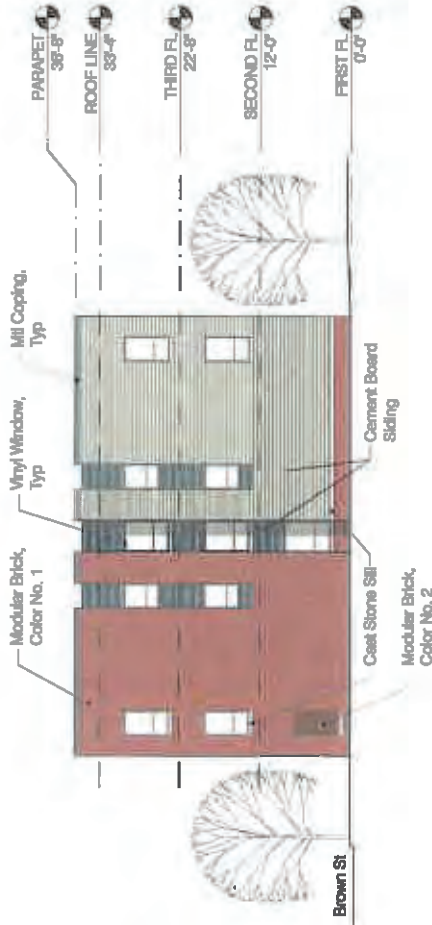
DATE: 01.16.2021 REV DATE: SCALE: 1/16" = 1'

CECIL BAKER + PARTNERS
 Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 928-0202 fax (215) 928-1517
 cecilkb.com

1 NORTH ELEVATION

1/16" = 1' 0"





1 EAST (37TH ST) ELEVATION

1/16" = 1' 0"



CECIL BAKER + PARTNERS
 Architects
 1107 Walnut Street, 2nd Floor
 Philadelphia, Pennsylvania 19107
 (215) 625-0202 fax (215) 926-1517
 cecilkb@aarp

Triangle Senior Housing, Phase 1
 3700 Mantua Avenue, Philadelphia, PA 19104

East (37th St) Elevation
 DATE: 01.19.2021 REV DATE

SCALE: 1/16" = 1'

A2.4



1 PLAN - 1BR HC UNIT
647 NSF
728 GSF



2 PLAN - 1BR UNIT
598 NSF
652 GSF

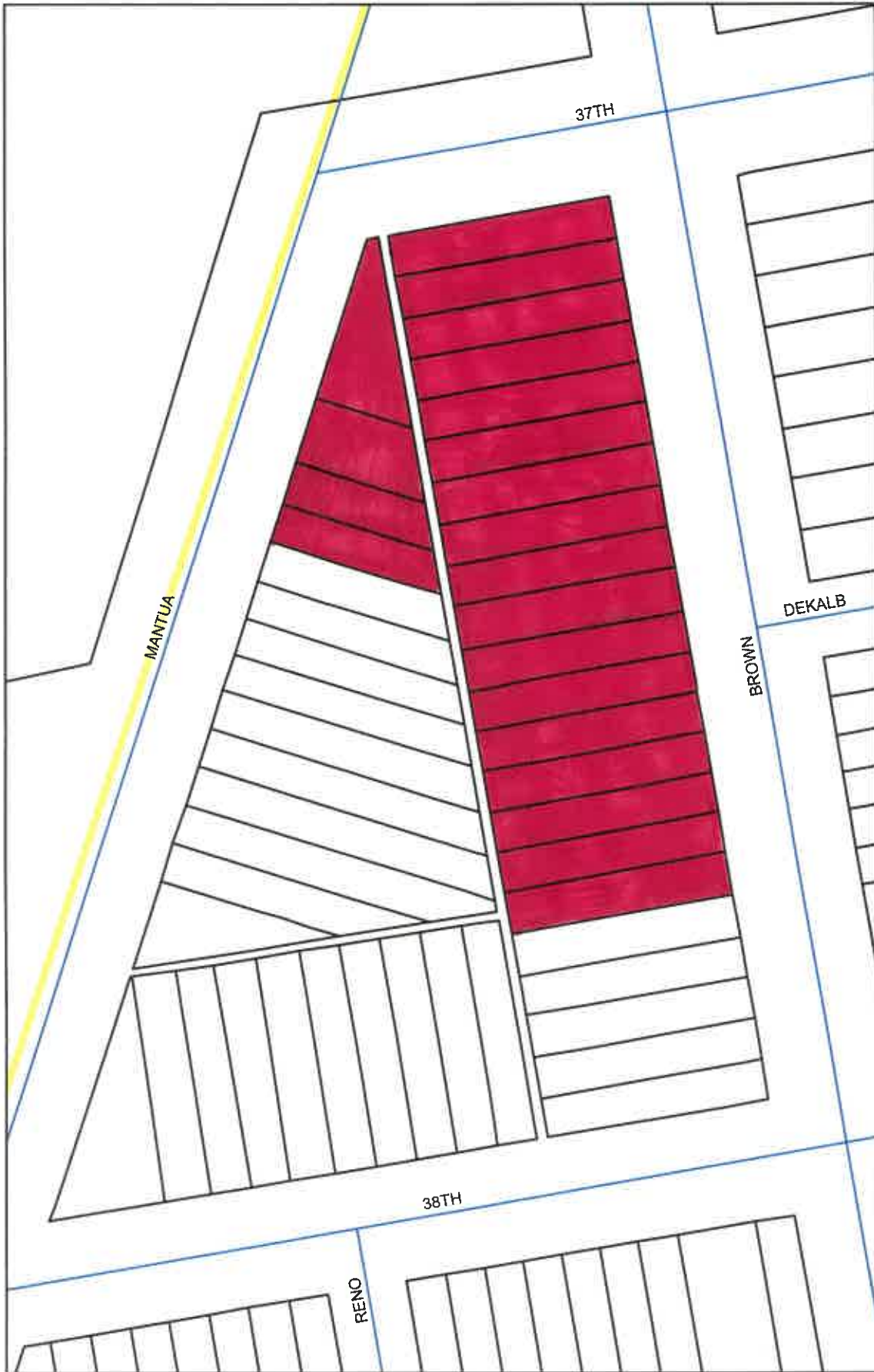
CECIL BAKER + PARTNERS
Architects
1107 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19107
(215) 828-0202 fax (215) 828-1517
cckp@aol.com

Triangle Senior Housing, Phase 1
3700 Marzula Avenue, Philadelphia, PA 19104

A3.1

Typical Units Plans
DATE: 10.25.2019 REV DATE: SCALE: 1/8" = 1'

**Triangle Senior Housing One LP
3701, 3703, 3705-11, 3713-17 and 3719-33 Brown Street
and 3700-06 Mantua Avenue**



- Legend
- Urban Renewal Areas
 - Street Centerline
 - Parcels


BOARD FACTSHEET

Meeting of May 11, 2022

Selection of Redeveloper

Father Augustus Tolton Place Senior Housing, LLC

NAME OF DEVELOPER/APPLICANT: Father Augustus Tolton Place Senior Housing, LLC ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a three-story 14,685 square foot building consisting of forty-five (45) one-bedroom senior affordable housing rental units ("Units") in the Eastwick Urban Renewal Area ("Project"). Eight (8) Units will be rented to households at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI") and thirty-seven (37) Units at or below sixty percent (60%) AMI.

Legal Entity/Other Partners (if applicable):

Member - Father Augustus Tolton Place, Inc. (.01%)

Stockholder/Member – Catholic Housing and Community Services

- Bishop John J. McIntyre – President
- James Amato – Executive Vice President
- Yemele Ayala – Secretary
- Maura B. Kelly – Treasurer

Member - Catholic Housing and Community Services (99.99%)

* At settlement, this Member's interest will be transferred to the tax credit investor.

Mailing Address: 222 N. 17th Street, 3rd Floor, Philadelphia PA, 19103

PROPERTY DESCRIPTION: 2604 Island Avenue – 29,973 sq. ft. (the "Property")

Zoning: RM-1

Use: Residential

Disposition Value: One Dollar (\$1.00)

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 Property shall have a Declaration of Restrictive Covenants, Restrictions and Conditions that requires the Units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

Redeveloper 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, with construction completion within twenty-four (24) months after settlement.

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION SELECTING FATHER AUGUSTUS TOLTON PLACE SENIOR HOUSING, LLC AS REDEVELOPER OF 2604 ISLAND AVENUE LOCATED IN THE EASTWICK REDEVELOPMENT AREA, EASTWICK URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Father Augustus Tolton Place Senior Housing, LLC is hereby selected as Redeveloper of 2604 Island Avenue located in the Eastwick Redevelopment Area, Eastwick Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal and disposition price of One Dollar (\$1.00); 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, Deed, and a Declaration of Restrictive Covenants 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 Deputy Executive Director of Real Estate, with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Land Development Financial Worksheet

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: Catholic Housing & Community Services
 Property Address: 2604 Island Avenue, Philadelphia PA 19153

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$212,178.00	1%	Catholic Housing & Community Development Deferred & Reinvested Developers Fee
Other - describe to the right	No	\$2,000,000.00	12%	City of Philadelphia DHCD CDBG/HTF/HOME Funds
Other - describe to the right	No	\$13,280,939.00	82%	PHFA LIHTC Equity, PHFA PHARE HTF Funds, PHFA CCRP Funds
Other - describe to the right	No	\$772,746.00	5%	FHLB Pittsburgh Affordable Housing Program and Peco Energy rebate (\$22,746)
TOTAL SOURCE OF FUNDS		\$16,265,863.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$1.00	0.00%	
Closing Costs	\$6,929.00	0.04%	
Other - describe in space to the right		0.00%	
UNIT CONSTRUCTION			
Complete the table below	\$10,300,303.03	63.32%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$32,230.00	0.20%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$7,737.00	0.05%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$370,048.00	2.27%	
Other - describe in space to the right	\$972,257.00	5.98%	General Conditions
Other - describe in space to the right	\$531,401.00	3.27%	Site Work
Other - describe in space to the right	\$607,897.00	3.74%	Builder profit / overhead / bond / GC taxes & insurance
TOTAL HARD COSTS	\$12,828,803.03	78.87%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$15,000.00	0.09%	
Architecture & Engineering	\$594,571.00	3.66%	
Legal	\$100,000.00	0.61%	
Consultant	\$8,000.00	0.05%	
Survey	\$8,350.00	0.05%	
Market Study	\$17,264.00	0.11%	
Environmental	\$11,050.00	0.07%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$43,900.00	0.27%	
FINANCE COSTS			
Construction Loan Interest	\$284,914.00	1.75%	
Construction Origination	\$225,000.00	1.38%	
Appraisal	\$6,450.00	0.04%	
Construction Insurance	\$37,000.00	0.23%	
Property Taxes	\$13,704.00	0.08%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$1,500,000.00	9.22%	
Other - describe in space to the right	\$244,155.00	1.50%	Operating Reserve /Insurance (First year escrow)/PHA Financing Fee
Other - describe in space to the right	\$121,229.00	0.75%	PHFA Fees: Application/Reservation/ Carryover/Cost Cert/ Construction Financing/Complia
Other - describe in space to the right	\$206,473.00	1.27%	Furnishing/ Rent Up Expense /Cost Certification/Accountant Fees / Title & Recording/
TOTAL SOFT COSTS	\$3,437,060.00	21.13%	

TOTAL DEVELOPMENT COST

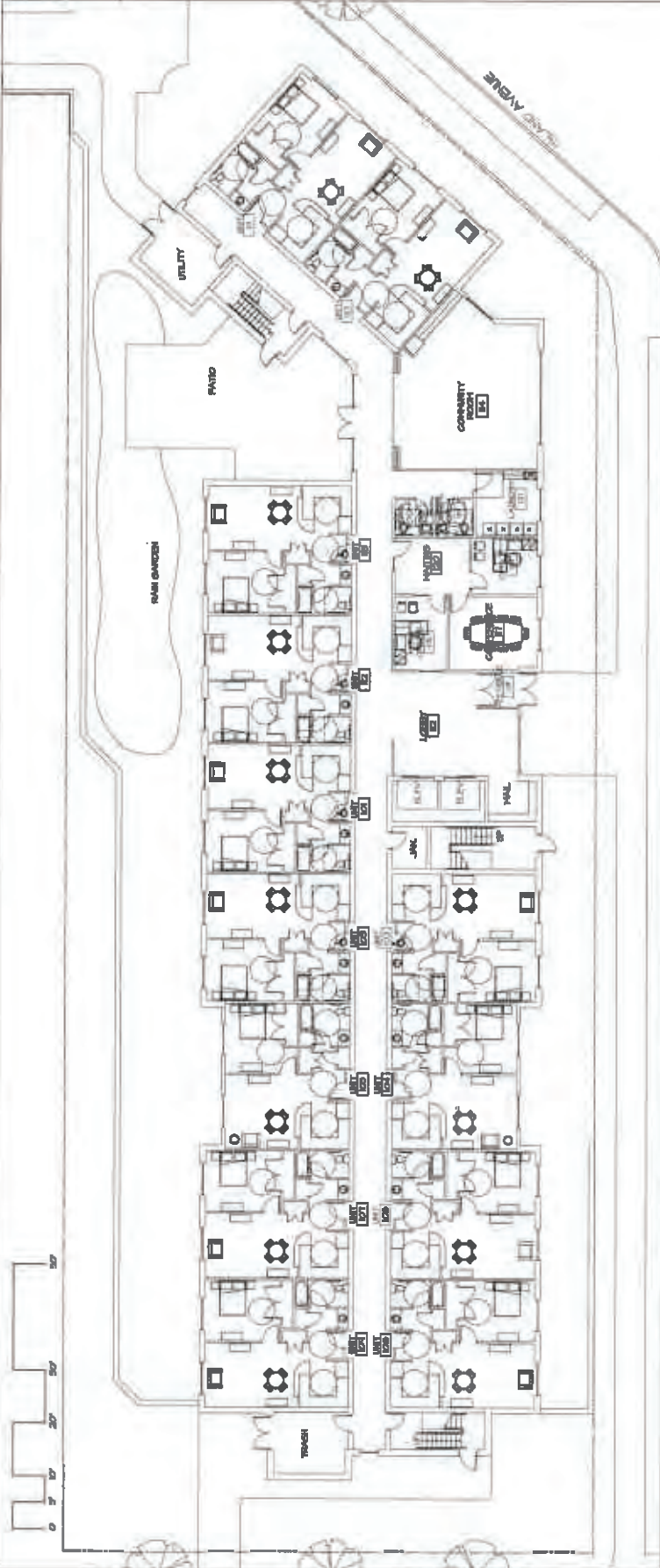
\$16,265,863.03	100.00%
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Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1 One Bedroom	650	\$232.79	\$151,314.15	45	\$6,809,136.75	29,250	66.11%
2 Circulation/Mechanical/Communal	14,997	\$232.79	\$3,491,166.28	1	\$3,491,166.28	14,997	33.89%
3	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
TOTALS			\$3,642,480.43	46	\$10,300,303.03	44,247	100.00%

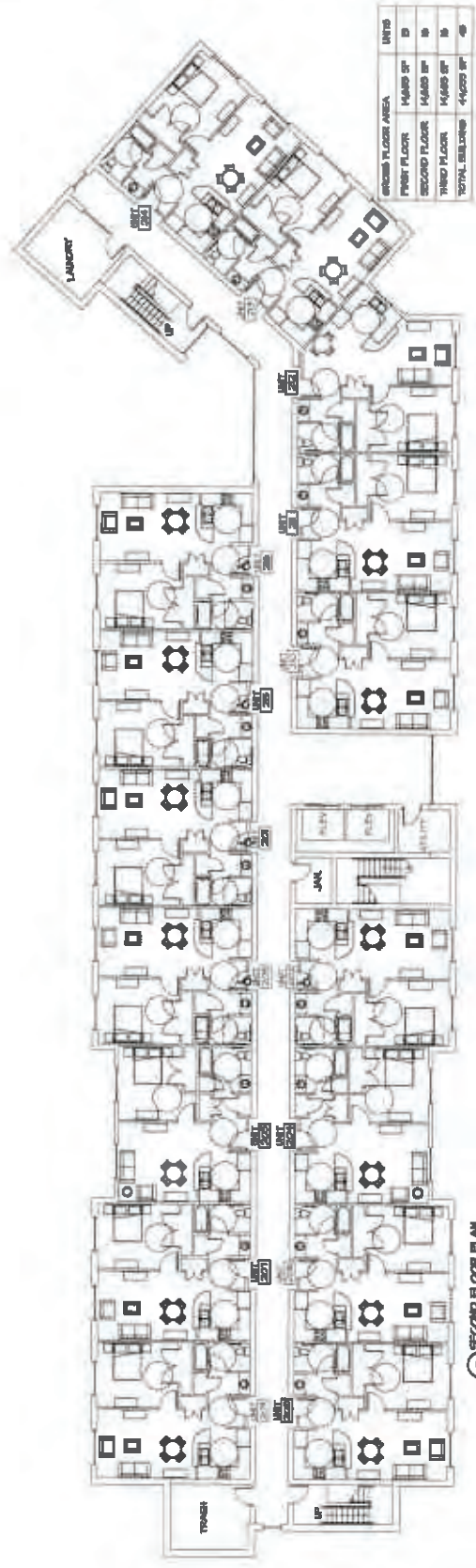


Address: 2604 Island Avenue



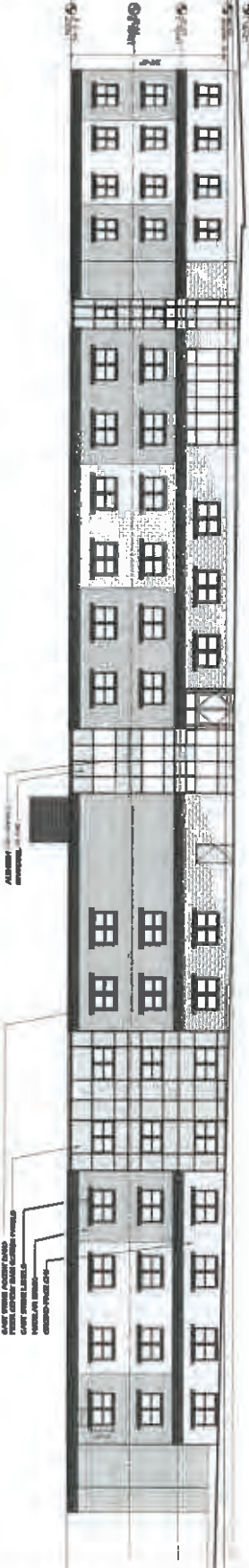
1 SECOND FLOOR PLAN
 0' 10' 20' 30' 40'

CHEYENNE AVENUE



2 SECOND FLOOR PLAN

CREATED FLOOR AREA	UNITS
FIRST FLOOR	14,840 SF
SECOND FLOOR	14,840 SF
THIRD FLOOR	14,840 SF
TOTAL BUILDING	44,520 SF



① BELMONT AVENUE ELEVATION



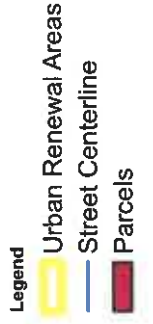
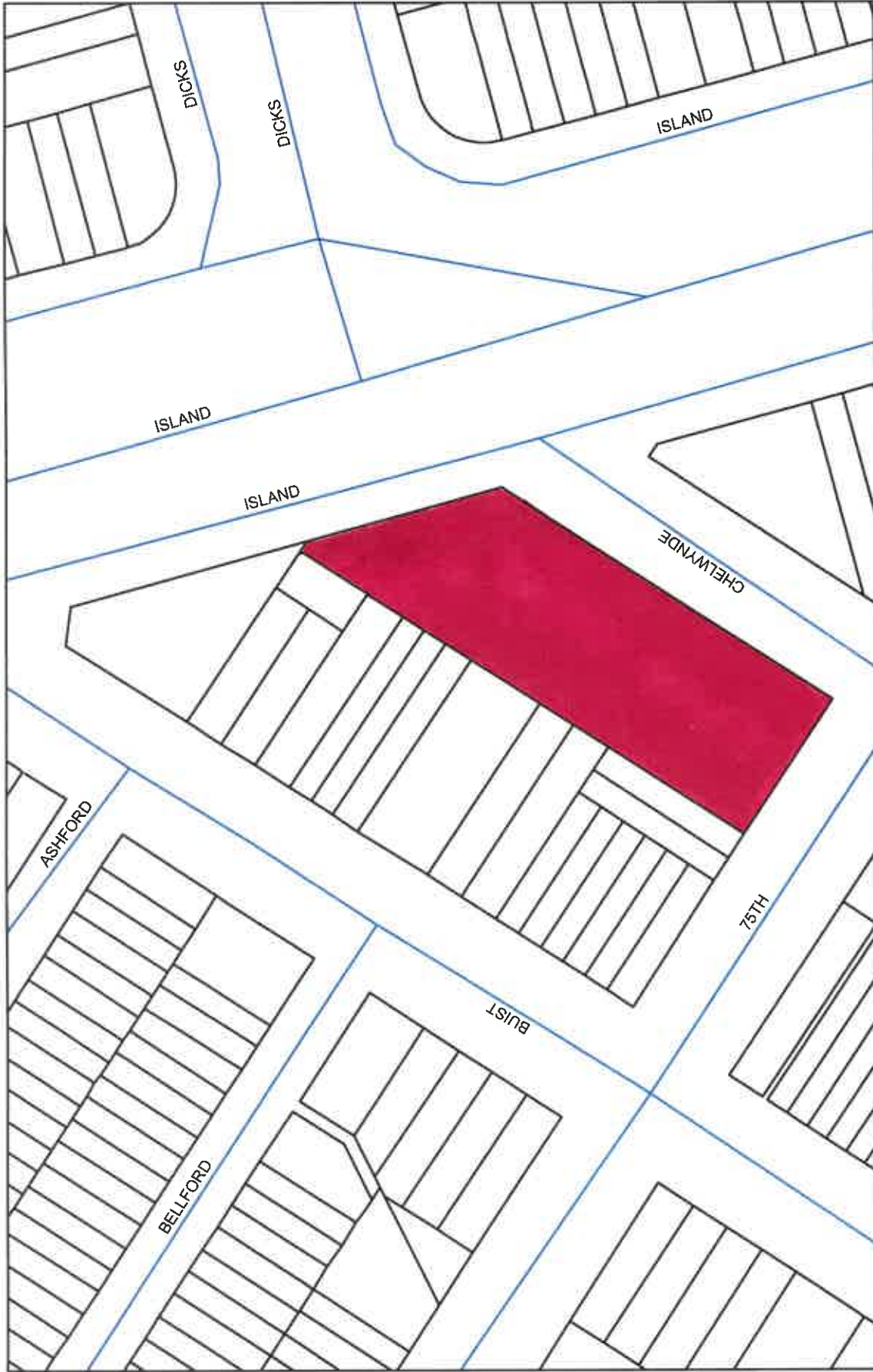
② ISLAND AVENUE ELEVATION

③ 27TH STREET ELEVATION



④ REAR ELEVATION

**Father Augustus Tolton Place, LLC
2604 Island Avenue**





BOARD FACTSHEET

Meeting of May 11, 2022

Transfer of Properties and Assumption of Philadelphia Redevelopment Authority Debt from AppleTree Housing, Inc., Avondale Partners, L.P., Ruby Housing, L.P., Woodcrest Housing LP, and Cecil Housing LP to 1260 Housing Development Corporation

TRANSACTION SUMMARY:

Authorization for the Authority to permit the transfer of several properties and the assumption of six (6) Authority loans to 1260 Housing Development Corporation ("1260"), a non-profit affiliate of Mission First Housing Group, Inc. ("Mission First"), to permit the preservation of affordable housing units.

BACKGROUND/PROJECT DESCRIPTION INFORMATION:

Mission First applied to the Department of Housing and Urban Development to be the recipient of a Section 8(bb) transfer of assistance, which would provide project-based Section 8 subsidy to seventy-one (71) units (the "Rental Units") in West Philadelphia owned by five (5) different partnerships (the "Existing Partnerships"), all of which are controlled by Mission First. Following the completion of the transfer, Mission First plans to leverage the new operating subsidy to complete a four percent (4%) low-income tax credit acquisition/renovation project.

Rather than completing the process for each of the Existing Partnerships, Mission First would like to transfer all of the properties that contain the Rental Units and which have mortgages that secure the Authority debt to 1260 and allow 1260 to assume the Authority debt under the new ownership. Mission First will then complete a single Section 8(bb) transfer for all the Receiving Properties.

In 1999, the Philadelphia Redevelopment Authority ("Authority") provided a loan to AppleTree Housing, Inc. in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) at zero percent (0%) interest due and payable in 2029 (the "AppleTree Debt"). The AppleTree Debt was secured by a first mortgage and used for new construction and rehabilitation of twenty (20) units of affordable rental housing located at 5462 Summer Street, 5943 Race Street, 5314 Wyalusing Avenue, 38 N. Peach Street, 228 N. Alden Street, 213 N. 54th Street, 215 N. 54th Street, 5508 Pearl Street, 5510 Pearl Street, 5834 Vine Street, 5836 Vine Street, 5611 Appletree Street, 5613 Appletree Street, 5614 Appletree Street, 5616 Appletree Street, 5636 Appletree Street, 5638 Appletree Street, 5656 Appletree Street, 350 N. 55th Street, and 402 N. 55th Street (collectively, the "AppleTree Property").

In 2001, the Authority provided a loan to Avondale Partners, L.P. in the amount of One Million Three Thousand Dollars (\$1,003,000) at zero percent (0%) interest with installment payments starting in 2032 that fully amortize the loan by 2041

("Avondale Debt"). The Avondale Debt was secured by a first mortgage and used for the rehabilitation of eighteen (18) units of affordable rental housing located at 5637 Appletree Street, 548 S. Conestoga Street, 21 N. Dewey Street, 5841 Larchwood Avenue, 6234 Larchwood Avenue, 6121 Locust Street, 110 N. Peach Street, 140 S. Peach Street, 208 N. Robinson Street, 234 N. Robinson Street, 139 S. Ruby Street, 512 S. Redfield Street, 1740 N. Redfield Street, 5410 Summer Street, 5424 Summer Street, 5907 Thompson Street, 1455 N. 55th Street, and 1220 N. 59th Street (collectively, "Avondale Property").

In 2003, the Authority provided a loan to Ruby Housing, L.P. in the amount of Eight Hundred Thirty Thousand Dollars (\$830,000) at one percent (1%) interest with installment payments starting in 2034 that fully amortize the loan by 2043 ("Ruby Debt"). Through April 30, 2022, the Ruby Assumed Debt has accrued interest in the amount of One Hundred Fifty-Seven Thousand Two Hundred Eighty Dollars (\$157,280), with per diem interest of Twenty-Two Dollars Forty-One Cents (\$22.41). The Ruby Debt was secured by a first mortgage and used for the rehabilitation of eleven (11) units of affordable rental housing located at 129 N. Ruby Street, 131 N. Peach Street, 429 N. Robinson Street, 47 N. Felton Street, 522 N. Vodges Street, 5332 Chestnut Street, 5341 Chancellor Street, 5936 Summer Street, 5937 Summer Street, 6019 Pine Street, and 6041 Spruce Street (collectively, "Ruby Property").

In 2004, the Authority provided a loan to Woodcrest Housing LP in the amount of One Million One Hundred Thousand Dollars (\$1,100,000) at one percent (1%) interest due and payable in 2034 ("Woodcrest Debt"). Through April 30, 2022, the Woodcrest Assumed Debt has accrued interest in the amount of One Hundred Ninety-Seven Thousand Eighty-Two Dollars (\$197,082) with per diem interest of Twenty-Nine Dollars and Seventy Cents (\$29.70). The Woodcrest Debt was secured by a first mortgage and used for the rehabilitation of eleven (11) units of affordable rental housing located at 104 S. Cecil Street, 1219 N. 58th Street, 1322 N. Wanamaker Street, 252 S. Hirst Street, 49 N. Felton Street, 524 S. Conestoga Street, 5430 Locust Street, 5547 Harmer Street, 5724 Cherry Street, 5844 Sansom Street, and 5861 Delancey Street (collectively, "Woodcrest Property").

In 2006, the Authority provided two (2) loans to Cecil Housing LP in the amount of Five Hundred Four Thousand Dollars (\$504,000) at five and two hundredths percent (5.02%) interest due and payable in 2036 (the "Cecil Loan A") and Four Hundred Fifty Thousand Dollars (\$450,000) at zero percent (0%) interest due and payable in 2036 ("Cecil Loan B"). The Cecil Loan A and Cecil Loan B are collectively referred to herein as the "Cecil Debt". Through April 30, 2022, the Cecil Loan A accrued interest in the amount of Three Hundred Ninety-One Thousand Two Hundred Thirty-Four Dollars (\$391,234), with per diem interest of Sixty-Nine Dollars Fifty-Five Cents (\$69.55). The Cecil Debt was secured by first and second mortgages and used for the rehabilitation of eleven (11) units of affordable rental housing located at 5940 Sansom Street, 27 N. Dewey Street, 106 N. Dewey Street, 35 N. Hobart Street, 114 N. 56th Street, 229 N. Alden Street, 271 S. Cecil Street, 277 S. Frazier Street, 119 N. 57th Street, 1446 N. 57th Street, and 5541 Wyalusing Avenue (collectively, "Cecil Property"). The AppleTree Property, Avondale Property, Ruby Property, Woodcrest Property, and Cecil Property are collectively referred to herein as the "Properties".

BOARD ACTION

The Board is asked to consent to the following:

1. Permit the transfer of the Properties to 1260; and
2. Permit the assumption of the AppleTree Debt, Avondale Debt, Ruby Debt, Woodcrest Debt, and Cecil Debt by 1260.

Proposed Resolution is attached.

Prepared by: Matt Lupini, Housing Development Officer
Reviewed by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY TO CONSENT TO THE TRANSFER OF CERTAIN PROPERTIES AND THE ASSUMPTION OF CERTAIN EXISTING AUTHORITY DEBT FROM FIVE (5) AFFILIATES OF MISSION FIRST HOUSING GROUP, INC. TO 1260 HOUSING DEVELOPMENT CORPORATION**

WHEREAS, the Philadelphia Redevelopment Authority provided financing to AppleTree Housing, Inc., Avondale Partners, L.P., Ruby Housing L.P., Woodcrest Housing LP, and Cecil Housing LP (collectively, the "Existing Partnerships") for the rehabilitation/new construction of various properties as identified in "Exhibit A" (the "Properties") to provide affordable rental housing for low to moderate income families; and

WHEREAS, financing was provided in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) to AppleTree Housing, Inc. ("AppleTree Debt"), One Million Three Thousand Dollars (\$1,003,000) to Avondale Partners, L.P. ("Avondale Debt"), Eight Hundred Thirty Thousand Dollars (\$830,000) to Ruby Housing L.P. ("Ruby Debt"), One Million One Hundred Thousand Dollars (\$1,100,000) to Woodcrest Housing LP ("Woodcrest Debt") and Nine Hundred Fifty-Four Thousand Dollars (\$954,000) to Cecil Housing LP ("Cecil Debt"). The AppleTree Debt, Avondale Debt, Ruby Debt, Woodcrest Debt and Cecil Debt shall be collectively referred to herein as the "Authority Debt"; and

WHEREAS, the Authority Debt is evidenced by notes payable to the Authority and secured by mortgages on the Properties; and

WHEREAS, Mission First Housing Group, Inc. ("Mission First") applied to the Department of Housing and Urban Development to be the recipient of a Section 8(bb) transfer of assistance, which would provide project-based Section 8 subsidy to the Properties that consist of a total of seventy-one (71) units in West Philadelphia and are owned by the Existing Partnerships; and

WHEREAS, following the completion of the Section 8(bb) transfer of assistance, Mission First plans to leverage the new operating subsidy to complete a four percent (4%) low-income tax credit acquisition/renovation project; and

WHEREAS, Mission First has requested to transfer the Properties to 1260 Housing Development Corporation ("1260"), a non-profit affiliate of Mission First and allow 1260 to assume the Authority Debt; and

WHEREAS, upon transfer of the Properties and assumption of the Authority Debt by 1260, Mission First will complete a single Section 8(bb) transfer of assistance.

BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to permit the transfer of the Properties to 1260 and permit the assumption of the Authority Debt.

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

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

EXHIBIT "A"

AppleTree Housing, Inc. Properties

5462 Summer Street
5943 Race Street
5314 Wyalusing Avenue
38 N. Peach Street
228 N. Alden Street
213 N. 54th Street
215 N. 54th Street
5508 Pearl Street
5510 Pearl Street
5834 Vine Street
5836 Vine Street
5611 Appletree Street
5613 Appletree Street
5614 Appletree Street
5616 Appletree Street
5636 Appletree Street
5638 Appletree Street
5656 Appletree Street
350 N. 55th Street
402 N. 55th Street

Avondale Partners, L.P. Properties

5637 Appletree Street
548 S. Conestoga Street
21 N. Dewey Street
5841 Larchwood Avenue
6234 Larchwood Avenue
6121 Locust Street
110 N. Peach Street
140 S. Peach Street
208 N. Robinson Street
234 N. Robinson Street
139 S. Ruby Street
512 S. Redfield Street
1740 N. Redfield Street
5410 Summer Street
5424 Summer Street
5907 Thompson Street
1455 N. 55th Street
1220 N. 59th Street

Ruby Housing, L.P. Properties

129 N. Ruby Street
131 N. Peach Street
429 N. Robinson Street
47 N. Felton Street
522 N. Vodges Street
5332 Chestnut Street
5341 Chancellor Street
5936 Summer Street
5937 Summer Street
6019 Pine Street
6041 Spruce Street

Woodcrest Housing LP Properties

104 S. Cecil Street
1219 N. 58th Street
1322 N. Wanamaker Street
252 S. Hirst Street
49 N. Felton Street
524 S. Conestoga Street
5430 Locust Street
5547 Harmer Street
5724 Cherry Street
5844 Sansom Street
5861 Delancey Street

Cecil Housing LP Properties

5940 Sansom Street
27 N. Dewey Street
106 N. Dewey Street
35 N. Hobart Street
114 N. 56th Street
229 N. Alden Street
271 S. Cecil Street
277 S. Frazier Street
119 N. 57th Street
1446 N. 57th Street
5541 Wyalusing Avenue


BOARD FACTSHEET

Meeting of May 11, 2022

Amendment to No. 2019-74, adopted October 16, 2019

1400 Dauphin Associates, LLC

NAME OF OWNER: 1400 Dauphin Associates, LLC ("Borrower")

NAME OF DEVELOPER: Maze Group Development, Inc. ("Maze")

TRANSACTION SUMMARY

Approval to amend Resolution No. 2019-74, adopted on October 16, 2019, to increase the amount of the non-recourse construction/permanent loan and enter into a revised subordination agreement for the construction financing for the Dauphin House.

BACKGROUND INFORMATION/PROJECT DESCRIPTION

Pursuant to Resolution No. 2019-74, adopted on October 16, 2019, the Philadelphia Redevelopment Authority ("Authority") Board authorized the Authority to provide a non-recourse construction/permanent loan in an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) (the "Authority Loan") with the Borrower, which was secured by a mortgage (the "Authority Mortgage") against 1412-26 W. Dauphin Street (the "Property"). The proceeds of the Authority Loan were used to assist in the new construction of fifty-two (52) affordable rental units at the Property (the "Project").

The Authority Loan included Four Hundred Thousand Dollars (\$400,000), which would only be available if Maze was unsuccessful in securing additional funds under the Affordable Housing Program. Since Maze secured Five Hundred-Thousand Dollars (\$500,000) from FHLB Pittsburgh, only Two Million Dollars (\$2,000,000) of the Authority Loan was available for the Project.

Due to COVID-19 related construction delays, inflation caused construction costs for the Project to increase by One Million Dollars (\$1,000,000). In addition, the Project failed to meet tax credit deadlines causing the investor to reduce its capital investments. The Borrower has estimated that the investor will reduce its capital contribution by approximately One Million Fifty Thousand Dollars (\$1,050,000).

To fill the funding gap, the Borrower requested additional funds from both the Authority and the Pennsylvania Housing Finance Agency ("PHFA"). In response to the Authority's request, the City of Philadelphia Division of Housing and

Community Development agreed to increase the funding allocation and awarded the Project an additional One Million Dollars (\$1,000,000). PHFA increased the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund ("PHARE") finding amount by an additional Seven Hundred Eighty Thousand Four Hundred Seventy-Three Dollars (\$780,473) ("PHFA Loan"), which will be secured by a mortgage against the Property (the "PHFA Mortgage"). Maze will also be reinvesting a larger portion of its developer fee.

Currently, the Project is ninety-two percent (92%) complete and upon the completion of construction, Borrower shall provide the Authority with its cost certification statement wherein it will certify the total development costs associated with the Project. In the event that either additional funds become available to the Project through any source, or the total development costs of the Project are less than the budgeted amount, the Authority may, in its sole discretion, reduce the amount of the Authority Loan.

The PHDC Housing Construction Division has reviewed and approved the updated construction costs breakdown.

BOARD ACTION

The Board is asked to consent to the following:

- Authorize the Authority to amend Resolution No. 2019-74, adopted on October 16, 2019, to increase the Authority Loan to the Borrower from an amount not to exceed Two Million Dollars (\$2,000,000) to an amount not to exceed Three Million Dollars (\$3,000,000); and
- Permit the Authority to enter into a revised subordination agreement in favor of PHFA to subordinate the Authority Mortgage to the PHFA Mortgage.

Proposed Resolution is attached.

Prepared by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.
(Amending Resolution No. 2019-74, Adopted October 16, 2019)

**MODIFICATION TO RESOLUTION NO. 2019-74, ADOPTED ON OCTOBER 16, 2019,
TO INCREASE THE LOAN AMOUNT TO 1400 DAUPHIN ASSOCIATES, LLC AND
ENTER INTO A REVISED SUBORDINATION AGREEMENT WITH 1400 DAUPHIN
ASSOCIATES, LLC AND THE PENNSYLVANIA HOUSING FINANCE AGENCY**

WHEREAS, pursuant to Resolution No. 2019-74, adopted on October 16, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized the Authority to enter into a non-recourse construction/permanent loan agreement with 1400 Dauphin Associates, LLC ("Borrower") for an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) ("Authority Loan"), which was secured by a mortgage (the "Authority Mortgage") against 1412-26 W. Dauphin Street (the "Property"); and

WHEREAS, since Maze Group Development, Inc. secured Five Hundred-Thousand Dollars (\$500,000) from FHLB Pittsburgh, the Authority only committed Two Million Dollars (\$2,000,000); and

WHEREAS, due to an increase in construction costs and a reduction of capital contribution from the equity investor ("Project Shortfall"), the Borrower requested additional funding from Pennsylvania Housing Finance Agency ("PHFA") and the Authority; and

WHEREAS, PHFA agreed to provide additional funding, which will be secured by a mortgage against the Property (the "PHFA Mortgage"); and

WHEREAS, Borrower has requested an amendment to Resolution No. 2019-74, adopted on October 16, 2019, to increase the Authority Loan from Two Million Dollars (\$2,000,000) to Three Million Dollars (\$3,000,000) and subordinate the Authority Mortgage to the PHFA Mortgage.

BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that Resolution No. 2019-74, adopted on October 16, 2019, is hereby amended to increase the Authority Loan to the Borrower from an amount not to exceed Two Million Dollars (\$2,000,000) to an amount not to exceed Three Million Dollars (\$3,000,000) and to permit the Authority to enter into a revised Subordination Agreement in favor of PHFA to subordinate the Authority Mortgage to the PHFA Mortgage.

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

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