

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING

TUESDAY, April 8, 2025 – 10:00 AM

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

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED
ON THE PAGES FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of March 11, 2025
- III. Executive Director's Report
- IV. Administrative Matters

A. Interagency Transfer

The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** (PHCD) for disposition, reuse and/or management by the PHCD, specifically for the development of affordable housing through their Minority Developer Program (MDP) in the Fifth (5th) Council District.

- **1437 Ogden Street, 1438 Ogden Street, 1539 Ogden Street, 1544 Ogden Street, 1546 Ogden Street, 1610 Ogden Street, 1613 Ogden Street, 863 N. 15th Street, 841 N. 16th Street, 845 N. 16th Street, 851 N. 16th Street (CD 5)**

B. Amendments to Approved Dispositions

1. Amendment to Resolution No. 2024-21, adopted by the Board on June 11, 2024, to revise the maximum sales price and AMI level for fifty-eight (58) affordable homeownership units from \$250,000 at 80% AMI to \$280,000 at 100% AMI, due to rising construction costs and to increased compliance costs related to the recent implementation of new City regulations.
 - **23-27 and 29 E. Ashmead Street; 226, 260, 278 and 313 E. Bringhurst Street; 49 E. Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642 and 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515 and 5642 Morton Street; 6672 and 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 42 and 44 Reger Street; 35 E. Seymour Street; 227, 261 and 263 E. Sharpnack Street; 111 and 112 E. Springer Street; 4951, 4957, 4961 and 4975 Sheldon Street; 218, 326, 342 and 343 Shedaker Street; 4925 and 5222 Wakefield Street**

2. Amendment to Resolution No. 2024-48, adopted by the Board on October 8, 2024, to revise the maximum sales price and AMI level for twenty-two (22) affordable homeownership units from \$250,000 at 80% AMI to \$280,000 at 100% AMI, due to rising construction costs and compliance costs related to the recent implementation of new City regulations.
 - **1520-40 W. Venango Street, 1600-20 W. Venango Street**

V. Property Dispositions

A. Development – Mixed-Income Housing (unsolicited)

1. The properties below are proposed for disposition to **BVG S Philadelphia AH, LLC** for the development of three (3) affordable homeownership units and two (2) market-rate homes in the First (1st) Council District. The homes fit within the context of the neighborhood. The affordable units will consist of three (3) two-story single-family homes with a finished basement, containing three (3) bedrooms and two (2) bathrooms at 1,458 square feet each, and will be sold to households with an income at or below 100% of AMI for a maximum sales price of \$280,000. The affordable homes will be eligible for the Neighborhood Preservation Initiative’s Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The two (2) market-rate units will be three stories with a finished basement, containing four (4) bedrooms and three (3) bathrooms at approximately 2,898 square feet each. The estimated sales price for the market-rate units will be \$495,000.
The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **100 Emily Street, 2315 S. Marshall Street*, 518 Pierce Street*, 2549 S. 3rd Street, 2117 S. 6th Street* (CD 1)** (** denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank*)

B. Development – Affordable Rental Housing (unsolicited)

1. The property below is proposed for disposition to **DMCV, LLC** for the renovation of one (1) duplex in the Third (3rd) Council District. The duplex consists of two (2) units, each of which will contain two (2) bedrooms and one (1) bathroom at approximately 1,050 square feet each. The home fits within the context of the neighborhood. The units will be rented to households with incomes at or below 80% of AMI for a maximum rent of \$2,066/ month. The development will be subject to a thirty (30) year Declaration of Restrictive Covenants.
The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **1610 S. 56th Street (CD 3)**
2. The properties below are proposed for disposition to **Cathedral Park Homes, LP**, to develop forty (40) Low Income Housing Tax Credit (“LIHTC”) rental units to be leased to households earning between 20-50% AMI in the Fourth (4th) Council District. The units will be contained in three buildings:

Building 1, at 4979-4991½ W. Girard Avenue, will be a three-story building and contain twenty (20) units: thirteen (13) 1-bedroom/1-bathroom units, two (2) two-bedroom/1-bathroom units, and five (5) three-bedroom/1.5-bathroom units. Eight (8) of the units are ADA compliant for tenants with physical challenges, while (2) are for tenants with hearing and vision challenges tenants. The ground floor in Building 1 will include a lobby, meeting room, and a manager’s office. The second floor will include a laundry room and a computer lab.

Building 2, at 4967-4973 W. Girard Avenue, will be a three-story quadplex consisting of eight (8) units: four (4) two-bedroom/1-bathroom units and four (4) three-bedroom/1.5 bathroom units.

Building 3, at 4947-4957 W. Girard Avenue, will be a three-story quadplex consisting of twelve (12) units: six (6) two-bedroom/1-bathroom units and six (6) three-bedroom/1.5-bathroom units.

The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

- **4947-49*, 4951*, 4953*, 4955*, 4957*, 4967*, 4969-73*, 4979, 4981*, 4983*, 4985*, 4987*, 4989*, 4989½*, 4991*, 4991½* W. Girard Avenue (CD 4)** (*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank)

3. The properties below are proposed for disposition to **Pathways Housing Wellness Corporation** to develop forty (40) Low Income Housing Tax Credit (“LIHTC”) rental units to be leased to households earning between 20-50% AMI in the Fifth (5th) Council District. The units will be contained in two buildings. The other properties that make up the assemblages are currently owned by PHA and will be conveyed to Pathways.

Building A will be a three-story building and contain nineteen (19) units consisting of 1-bedroom and 1- and 2-bedroom ADA-compliant units. The ground floor in Building A will contain a management office, community room, kitchen, and ADA-compliant bathrooms.

Building B will be a three-story building and contain twenty-one (21) units consisting of 1-bedroom and 1- and 2-bedroom ADA-compliant units. The ground floor in Building B will consist of a lobby and patio.

In addition, the project will include a surface parking lot with twelve (12) spaces. Each building will also have an elevator. All tenants will have full access to Pathways to Housing PA’s acclaimed suite of services, including case management, medical clinics, and employment readiness.

The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

- **1412*, 1416*, 1421*, 1429, 1435* N. 17th Street (CD 5)** (* denotes properties being transferred by the City of Philadelphia to the Land Bank)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank April 8, 2025 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: March 28, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, April 8, 2025, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

**THIS MEETING WILL BE IN PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS.
YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

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

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>. Public comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, April 7, 2025:

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

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

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

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

Rules of Conduct:

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

Minutes of Board Meeting:

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

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

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

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