

# City of Philadelphia



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

(Resolution No. 140025)

## RESOLUTION

Authorizing the Council Committee on Public Health and Human Services to hold hearings regarding the Abandoned and Blighted Property Conservatorship Act of Pennsylvania.

WHEREAS, Philadelphia has approximately 40,000 vacant and abandoned properties that cause various issues including lower property values, maintenance and demolition costs, and reduced income from real estate taxes; and

WHEREAS, Restoring these properties to productive use can revitalize communities and strengthen neighborhoods and business corridors and, historically, neighboring property owners and local non-profits have watched in frustration as these properties languish in blight; and

WHEREAS, To address this blight, stakeholders have few viable options, including tax sales, condemnations, and now the recently passed Land Bank legislation, as available remedies to redevelop vacant and abandoned properties; and

WHEREAS, In 2008, Governor Rendell signed into law, Act 135 – the Abandoned and Blighted Property Conservatorship Act (“Conservatorship Act”) and the Conservatorship Act is a potentially expeditious way for stakeholders to redevelop a blighted property without acquiring the parcel via condemnation; and

WHEREAS, Under the Conservatorship Act, an eligible stakeholder can petition the Court of Common Pleas for the legal authority to enter, improve, and revitalize a blighted property and be reimbursed for the costs incurred for this redevelopment; and

WHEREAS, Since the Conservatorship Act became law, a limited number of parties have used this tool for redevelopment and, considering the significant number of vacant and abandoned properties in the City, it would appear that this redevelopment tool would be more utilized; now, therefore, be it

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*RESOLUTION NO. 140025 continued*

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Council Committee on Public Health and Human Services hold hearings regarding the Abandoned and Blighted Property Conservatorship Act of Pennsylvania.

FURTHER RESOLVED, That this Committee identify reasons why the Conservatorship Act is not more widely used and hear recommendations for how this redevelopment tool can be better utilized.

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*RESOLUTION NO. 140025 continued*

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*RESOLUTION NO. 140025 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-third day of January, 2014.

Darrell L. Clarke  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Tasco

Sponsored by: Councilmembers Tasco, Johnson, O'Brien, Greenlee, Council President Clarke, Kenney, Goode, Reynolds Brown, Oh, Squilla, Henon, Quiñones Sánchez, Jones, Blackwell and O'Neill