



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 240095

Introduced February 8, 2024

Councilmember Squilla

RESOLUTION

Authorizing the Philadelphia Land Bank to dispose of 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street located in the 1st Councilmanic District in accordance with the terms of Chapter 16-700 of The Philadelphia Code.

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in accordance with the requirements of Chapter 16-400 of The Philadelphia Code;

WHEREAS, Subsection 16-404(3)(f) of The Philadelphia Code requires compliance with Subsection 16-601(1) of The Philadelphia Code;

WHEREAS, Subsection 16-601(1)(c) provides that a material change requires Council’s prior approval by resolution, and modification of project use is defined as a material change in Subsection 16-601(1)(c)(3);

WHEREAS, the project use as approved by Council Resolution No. 220887 has been modified to make seven (7) of the market rate homeownership units available to purchasers with a household income at or below 100% AMI, resulting in a total of eight (8) homeownership units to be sold at or below 80% AMI, seventeen (17) homeownership units to be sold at or below 100% AMI (which is a net increase of three (3) units), fourteen (14) homeownership units to be sold at market rate, eight (8) market-rate rental units, and two (2) commercial units.

WHEREAS, the project use as approved by Council Resolution No. 220887 has been

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modified to allow 2639, 41, 43, 53 Kensington Avenue to be developed into eight (8) market-rate rental units and two (2) commercial units. Three (3) more additional homes will be sold at 100% AMI; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, AS FOLLOWS:

SECTION 1. The Land Bank Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street t (collectively, the “Property”) for the development of housing and commercial units, as revised. The affordable homes will be eligible for participation in the Neighborhood Preservation Initiative’s Turn the Key program.