Legislation Details (With Text)

File #:	220887	**Version:** 0	**Name:**		
Type:	Resolution		**Status:**	ADOPTED	
File created:	10/27/2022		**In control:**	CITY COUNCIL	
On agenda:			**Final action:**	11/3/2022	

Title: 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.

Sponsors: Councilmember Squilla

Indexes:

Code sections:

Attachments: 1. Resolution No. 22088700, 2. Signature22088700

Date	Ver.	Action By	Action	Result	Tally
11/3/2022	0	CITY COUNCIL	ADOPTED		
10/27/2022	0	CITY COUNCIL	Introduced and Ordered Placed On Next Week's Final Passage Calendar		

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; and

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

WHEREAS, Subsection 16-601(1)(c) provides that a material change requires Council's prior approval by resolution; and

WHEREAS, The project use as approved by Council Resolution No. 210974 has been revised to change the AMI level for fourteen (14) affordable homeownership units from 120% AMI to 100% and to change the sale price of the fourteen (14) affordable units to $280,000. For the eight (8) affordable units at 80% AMI, the sale price will change to $230,000; and

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WHEREAS, The project use as approved by Council Resolution No. 210974 has been revised to change the plans for the units at 2250 and 2252 E. William Street from two (2) single-family units to one (1) duplex building to be built on the consolidated parcel 2250-52 E. William Street. The consolidation is necessitated by a discrepancy in the legal description of 2250 E. William Street. Each unit in the duplex will contain two (2) bedrooms, two (2) bathrooms with a roof deck, to be sold at 100% AMI; and

WHEREAS, 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 (collectively, the "Property") for the development of homeownership housing, as revised. The homes to be developed on 2855, 2857 Amber Street, 2143, 2155, 2157 E. Birch Street, 2134, 2172 E. Cambria Street, 2536 Jasper Street, 2639, 2641, 2643, 2653 E. Kensington Avenue, 2068 E. Monmouth Street, 2140, 2151, 2153, 2156 E. Orleans Street, 2106, 2133, 2135, 2250-52 E. William Street will be eligible for participation in the Neighborhood Preservation Initiative's Turn the Key program; now, therefore, be it
RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, AS FOLLOWS:

SECTION 1. The Philadelphia Land Bank is hereby authorized to transfer title to 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 pursuant to Chapter 16-700 of The Philadelphia Code and Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.*, for the revised project.