



City of Philadelphia

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

Legislation Text

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Confirming Approval of Resolution No. 210975, adopted December 9, 2021, authorizing the Philadelphia Land Bank to dispose of 2148, 2150, 2154, 2156 E. Birch Street, 2032 E. Lehigh Avenue, 2055, 2057 E. Rush Street, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street located in the 1st Councilmanic District in accordance with the terms of Chapter 16-700 of The Philadelphia Code, after certain changes in conditions.

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 modification of project use is defined as a material change in Subsection 16-601(1)(c)(3); and

WHEREAS, The preliminary plans for the proposed disposition to a developer, as approved by Council Resolution No. 210975, adopted on December 9, 2021, were to construct eighteen (18) housing units, twelve (12) as rental units affordable to households with an income at either 60% or 80% of Area Median Income, four (4) as market rate rental units, and two (2) as market rate homeownership units; and

WHEREAS, The developer wishes to change the project plans for the affordable units to construct all of the units as homeownership units for sale and to reduce the number of market rate rental units by one unit, for a total of twelve (12) homeownership units affordable to households earning at 80% AMI, three (3) market rate rental units and four (4) market rate homeownership units; 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 2148, 2150, 2154, 2156 E. Birch Street, 2032 E. Lehigh Avenue, 2055, 2057 E. Rush Street, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella 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 as approved by the Philadelphia Land Bank Board by resolution.