



MAKING PHILADELPHIA BETTER BLOCK BY BLOCK

PHDC LAND MANAGEMENT

CHANGES to LAND DISPOSITION

June 23, 2020

1234 Market Street, 16th Floor, Philadelphia, PA 19102 www.phdcphila.org



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OBJECTIVES:

- What has changed? When do they take effect?
 - Merger
 - Recent Legislation
- Definitions
- What are the two types of Dispositions?
 - What is a Competitive Sale?
 - What is a Non-Competitive Sale?
 - What is the process?



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RECENT LEGISLATION: Bill No. 190606-AA03 effective 1/1/2020

- VPRC is eliminated;
- Disposition Policy- A uniform policy for the disposition of property by PLB & PRA that is approved by City Council Ordinance;
- Defines a Qualified Applicant
- Defines Two Disposition Methods
 - Competitive Process
 - Non-Competitive Process
- Establishes a time-line for all dispositions & scoring percentages
- Strategic Plan is required every three (3) years, not annually

DEFINITIONS:

Expression of Interest (EOI)

- A brief form filled out to notify land holding agencies of your interest in a particular parcel.
- An EOI is not an **application**.
- Submitting an EOI does not mean that Land Management must sell the property.

DEFINITIONS:

Qualified Purchaser

Is an individual or organization who:

- Does not owe back taxes to the City or is in a current payment agreement;
- Is current with all other City-related obligations (e.g., PGW, Water Department) or is in a current payment agreement; and
- Does not own, or have an interest in, any property that is subject to any significant unremediated violation of City codes and ordinances.
- Or such other threshold criteria as may be established in the Disposition Policy is satisfied.

DEFINITIONS:

DEVELOPMENT AGREEMENT (DA)

- Land Management expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance.
- To ensure that these expectations are met, Land Management will place conditions or restrictions on property it conveys to achieve the agreed-upon outcome and will monitor these agreements until construction is complete.
- All new owners are required to comply with all City, state and federal codes, regulations and statutes.



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WHAT ARE THE TWO TYPES OF DISPOSITIONS?

- **COMPETITIVE SALES (DEFAULT)**
- **NON- COMPETITIVE SALES**

WHAT ARE THE TWO TYPES OF DISPOSITIONS?

Competitive Sales/ Request for Proposals - DEFAULT

- Competitive Sales are used to solicit multiple applicants for City owned parcels.
- Competitive Sales invite bids for City properties.
- Property prices will be established using an appraisal.
- Properties will be placed on the market for a period of 30 days.
- The City retains its rights to approve or reject a Qualified Bid based on clear criteria, including price.

WHAT ARE THE TWO TYPES OF DISPOSITIONS?

Non-Competitive Sales

- A Non-Competitive Sales, as permitted pursuant to the Disposition Policy, is not considered a competitive sale.
- The City may direct the transfer of property or properties to a specific entity without a competitive process for:
 - The development of an assemblage (**50% of land**),
 - Business expansion,
 - Affordable Housing Development or Community based facilities
 - Mixed Use Developments where 51% of the units are for affordable housing – **Both For-Profit & Non-Profit Developers may submit**
 - Side/rear yards, , Garden/ Community Garden Agreement



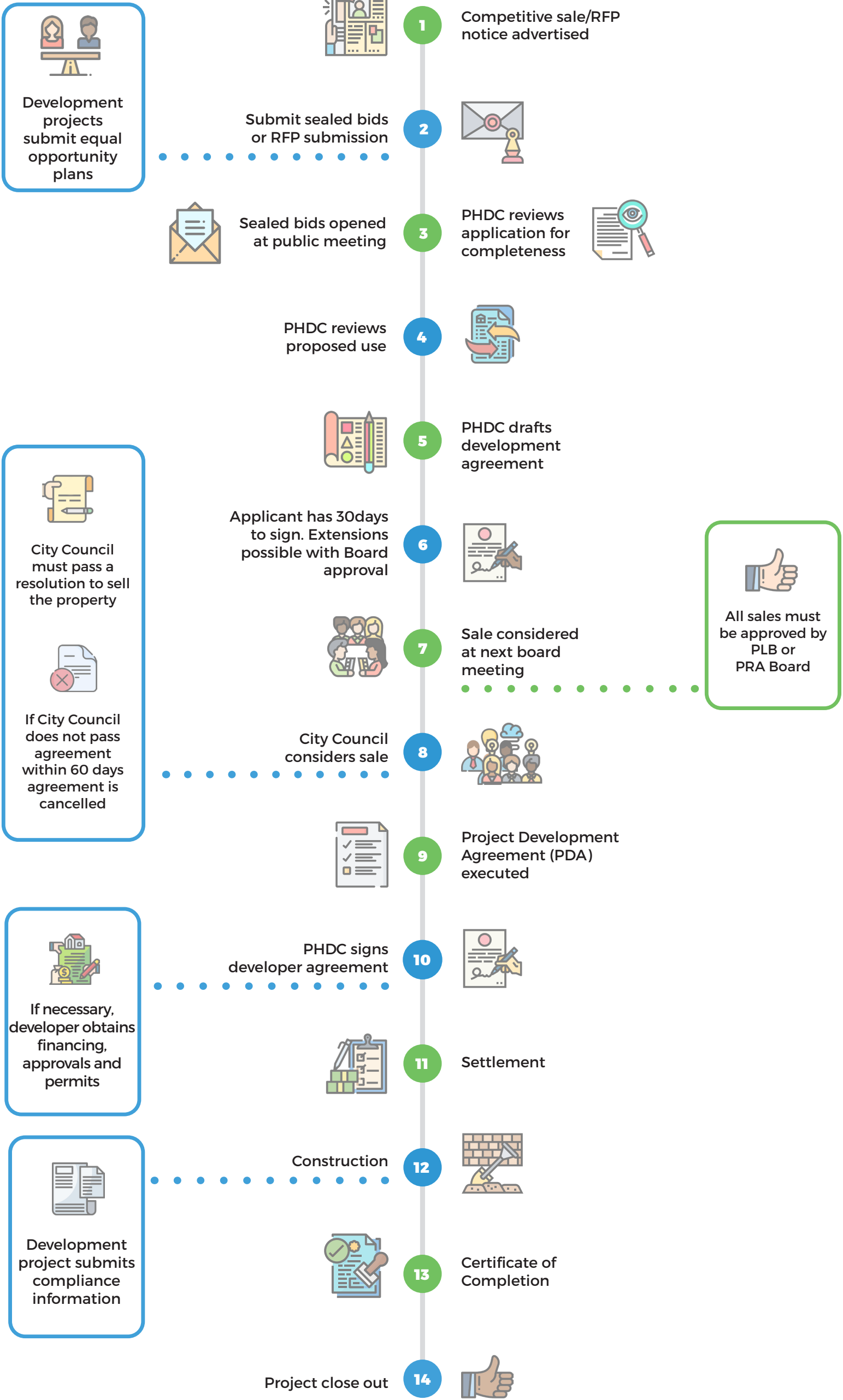
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WHAT IS THE COMPETITIVE SALES PROCESS?

Competitive Sales – SEE HANDOUT

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Competitive Sale/Request for Proposal (RFP) Flow Chart



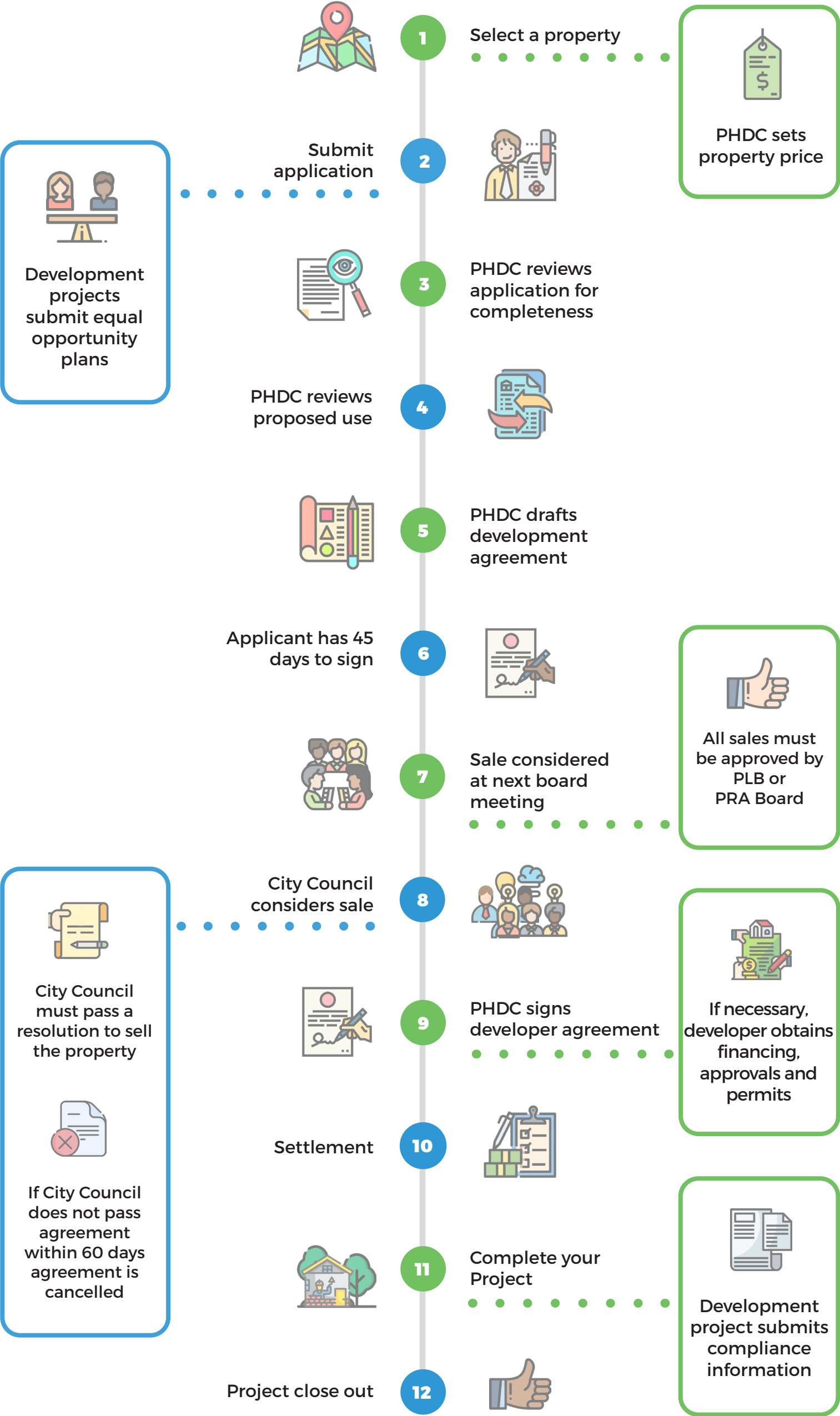


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WHAT IS THE NON-COMPETITIVE SALES PROCESS?

Non- Competitive Sales – SEE HANDOUT

Non-Competitive Sale Flow Chart





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