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PHILADELPHIA LAND BANK ISSUES WORKFORCE HOUSING RFP
Vacant Properties in Francisville to Become Homes for Middle-Income Families

PHILADELPHIA- The Philadelphia Land Bank today issued a Request for Proposals (RFP) to develop workforce housing on eight vacant properties in Francisville. The first of several workforce housing RFPs to be issued this year, the goal is to preserve affordable housing options in a rapidly appreciating neighborhood.

The Land Bank will sell the vacant lots to developers who will build homes and sell them for no more than \$230,000. The average cost of a home in Francisville is more than \$325,000.

The publicly owned land, provided at either no or reduced cost, will be the only subsidy for the developer. Homebuyers are limited to households earning 120 percent of area median income, which is \$96,360 for a family of four.

“Neighborhoods like Francisville have historically contained homes that middle-income families could afford,” said Mayor Jim Kenney. “This RFP will help maintain income diversity in a community where home prices are rising.”

“Diversity and inclusion are among Philadelphia’s greatest attributes, which is why City Council’s Workforce Housing Initiative is designed to ensure that people of modest incomes are able to live and raise their families in rapidly appreciating neighborhoods,” said City Council President Darrell Clarke. “I applaud the Land Bank for taking this important step toward ensuring all of Philadelphia’s neighborhoods can become communities of choice.”

To speed the development process and reduce developer costs, the Land Bank identified properties where single-family homes could be built ‘as-of-right’. By keeping the number of properties to eight, the Land Bank hopes to encourage smaller developers to submit proposals.

The RFP is the latest in a flurry of Land Bank activity. Over the past six months the Land Bank has taken ownership of more than 1,500 publicly owned properties, acquired properties at tax foreclosure, partnered with the Neighborhood Gardens Trust to preserve community gardens, and is poised to approve its first property sale this month.

“The Land Bank strategically supports City and neighborhood goals,” said Land Bank interim director Nicholas Scafidi. “By supporting workforce housing, commercial development, open space and affordable housing, the Land Bank will be an important partner in revitalizing Philadelphia communities.”

The RFP and all attachments are on the Land Bank website at www.philadelphialandbank.org. A briefing for potential bidders will be held on June 8, 2 pm. Proposals are due on July 20. RFPs later in the year will target neighborhoods such as South Kensington, Point Breeze, Ludlow, Pennsport and Poplar.

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