

PLB Dispositions/Agreements to Date

3-20-2019

	Property Address / Project Name	Purchaser	No. of Lots	Council District	Actual Settlement Date	Price	Notes	Housing - # of Lots	# of Units 30% AMI	# of Units 60% AMI	# of Units 120% AMI	# of Units Market	Housing - Total # of Units	Sideyard	Garden/ Open Sp.	Business Expansion/ Commercial
FISCAL YEAR 2017 - SETTLED																
1	2919 W Oakdale St	P. Stamps	1	5	1/9/2017	\$12,500	single-family housing homeownership (approved under old PHDC program that PHDC had never completed)	1			1		1			
2	1140 Mount Vernon St	G. Clarke, R. Collins	1	5	1/26/2017	\$130,000	single-family market rate homeownership (approved under previous disposition policy)	1				1	1			
3	836 and 844 N 19th St; 715 N 20th St; 1907, 1909 and 1917 Brown St; 867 N Uber St	Civetta Property Group, LLC	7	5	3/21/2017	\$7,000	mixed single-family and multi-family workforce housing homeownership (approved under previous disposition)	7			7		7			
4	1307 N Newkirk St, 1437 Dover St, 2715 Cabot St	RAZA Homes, LLC	3	5	4/12/2017	\$89,000	single-family market rate homeownership (approved under previous disposition policy)	3				3	3			
5	1314 N Dover St	SVM Development	1	5	4/13/2017	\$45,000	single-family market rate homeownership (approved under previous disposition policy)	1				1	1			
6	2329 Mutter St	J. Rosario	1	7	5/4/2017	\$6,283	sideyard (with self-amortizing mortgage, approved under previous disposition policy)							1		
7	2341 Leithgow St	E. Sierra	1	7	5/4/2017	\$23,530	sideyard (with self-amortizing mortgage, approved under previous disposition policy)							1		
8	2208 Mascher St	I. Santa	1	7	5/16/2017	\$10,476	sideyard (with self-amortizing mortgage, approved under previous disposition policy)							1		
9	1938 and 1942 N Darien St	Yuhan Holdings, LLC	2	5	6/28/2017	\$2	swap for 1914 N 8th St needed by PHA for Norris Choice NI	2				2	2			
TOTAL FY 2017 - SETTLED			18			\$323,791		15	0	0	8	7	15	3	0	0
FISCAL YEAR 2018 - SETTLED																
1	803, 805, 807, 809, 811 and 813 W Berks St; 1903, 1909, 1911, 1927, 1929, 2012, 2018, 2030, 2032 and 2034 N Darien St; 2000-12, 2014, 2022, 2026, 2028, 2030 and 2066 N Franklin St; 804, 812, 814, 816 and 818 W Norris St; 1914, 1916, 2050 and 2052 N 7th St; 1900, 1902, 1904, 1906, 1910, 1942, 1960, 2028, 2053 and 2055 N 8th St; 1901, 1903, 1905, 1915, 1917, 1925,	Philadelphia Housing Authority, for Norris Choice Neighborhood Initiative	60	5	7/12/2017	\$1	multi-family very low-income and low-income rentals (approved under previous disposition policy)	60	9	80			17			
2	138 W Thompson St	BMK Properties, LLC	1	5	8/23/2017	\$55,245	single-family market rate homeownership	1				1	1			
3	1206, 1207, 1214, 1219, 1221, 1222 and 1225 N Etting St; 1214 N 27th St	Etting Street Holdings, LLC	8	5	8/24/2017	\$151,000	mixed single-family and multi-family workforce housing and market rate homeownership (approved under previous disposition policy)	8			6	3	9			
4	616 Emily St	Red Brick Homes, LLC	1	1	8/24/2017	\$65,000	single-family market rate homeownership (approved under previous disposition policy)	1				1	1			
5	2440 Waterloo St	M. Melendez	1	7	8/28/2017	\$18,624	sideyard (with self-amortizing mortgage, approved under old disposition policy)							1		
6	832, 836 and 838 N 16th St	SDG N 16th St, LLC	3	5	9/14/2017	\$435,000	mixed multi-family workforce housing and market rate homeownership	3			3	4	7			
7	819-21 N Uber St	LDC Development, LLC	1	5	11/9/2017	\$302,500	multi-family market rate homeownership (approved under previous disposition policy)	1				6	6			

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8	1824 Ridge Ave	Celia 2008, LLC	1	5	12/12/2017	\$175,000	multi-family market rate homeownership (approved under previous disposition policy)	1				3	3				
9	1443 N Dover St	O. Johnson	1	5	3/2/2018	\$1	sideyard							1			
10	2933 Diamond St	Kornegay Properties, LLC	1	5	3/19/2018	\$14,826	multi-family market rate rental	1				2	2				
	TOTAL FY 2018 - SETTLED		78			\$1,217,197		76	9	80	9	20	118	2	0	0	

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FISCAL YEAR 2019 - SETTLED																
1	2860 N Leithgow St	J. Matos-Castro	1	7	7/13/2018	\$1	sideyard							1		
2	415, 417 and 419 W Berks St	LDC Development LLC	3	7	7/13/2018	\$226,000	multi-family market rate homeownership	3				6	6			
3	3250 Hartville St	R. Martinez	1	7	8/1/2018	\$1	sideyard							1		
4	4546 N Marvine St	I. Elijah	1	8	8/22/2018	\$1	sideyard							1		
5	623, 625, 627-29, 632, 634, 640, 645-47, 655, 659, 661 and 663 N 11th St; 1022 Melon St; 1110-14 Wallace St	WP Homes, LLC	13	5	8/27/2018	\$4,600	mixed single-family and multi-family workforce housing homeownership	13			22		22			
6	2145, 2147, 2149 N 15th St	Susquehanna Square, LP	3	5	8/30/2018	\$3	multi-family very low-income and low-income and accessible rental (facilitating development of 37 units)	3	26	11			37			
7	119 W Cumberland St	P. Rivera	1	7	8/31/2018	\$1	sideyard							1		
8	2544 N Marston St	One Better, LLC	1	5	11/7/2018	\$6,042	single family market rate homeownership (rehab)	1				1	1			
9	1936 N Marshall St	Neighborhood Gardens Trust	1	5	11/19/2018	\$1	community garden preservation								1	
10	2304, 2306 Emerald St	Neighborhood Gardens Trust	2	7	11/19/2018	\$2	community garden preservation								2	
11	1533 Latona St; 1138, 1145 and 1153 S Sydenham St; 1521 Reed St; 1110-12, 1118 and 1124 S 20th St; 2002-04 Annin St	Innova Redevelopment, LLC - agreement assigned to separate LLCs	9	2	12/18/2018	\$9	OPA value reflect 2016 values, which is when the application was processed; multi-family workforce housing homeownership (approved under previous disposition policy)	9			20		20			
12	2022 Kimball St	V2 Properties LLC, V. Viney	1	2	1/15/2019	\$175,000	single-family market rate homeownership	1				1	1			
13	726 Emily St	Neighborhood Gardens Trust	1	1	1/25/2019	\$1	community garden preservation								1	
14	10R Nolan Ct	GDC Francisville Associates, LLC	1	5	2/8/2019	\$35,000	small part of large development site for multi-family market rate rental (8 units in entire development)	1				1	1			
15	1302 S Cleveland St	Daniel McLaughlin	1	2	2/12/2019	\$1	sideyard (with 30-yr self-extinguishing mortgage)							1		
16	5423-27 Lena St	Philadelphia Redevelopment Authority	1	8	2/12/2019	\$1	low-income housing preservation	1								
17	2200 N Cleveland St	Habitat for Humanity Philadelphia, Inc.	1	5	3/6/2019	\$1	rehab of structure for low-income homeownership (30-60% AMI)	1		1			1			
TOTAL FY 2019 - SETTLED			42			\$446,665		33	26	12	42	9	89	5	4	0
TOTAL SETTLEMENTS SINCE INCEPTION			138			\$1,987,653		124	35	92	59	36	222	10	4	0

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