PHILADELPHIA LAND BANK

REQUEST FOR PROPOSALS

37th Ward Et Al 10082026

PHILADELPHIA, PA 19133

OCTOBER 8, 2026

LAND MANAGEMENT
THE PHILADELPHIA LAND BANK
1234 MARKET STREET, 17TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19107

NOTICE: The Philadelphia Land Bank is subject to the Pennsylvania Right to Know Law. Any information provided in your response to this Request for Proposals may be subject to disclosure to the public. Documents provided in response to this RFP may also be required to be disclosed by applicable law, subpoena, and/or court order.

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I. INTRODUCTION

The Philadelphia Land Bank ("Land Bank"), is soliciting proposals from developers to acquire and develop parcels located in the 37th Ward in North Philadelphia for single family affordable housing in accordance with this Request for Proposals ("RFP").

The project site is located in the 37th Ward on the 1100 blocks of West Colona Street and West Nevada Street, 1200 blocks of West Susquehanna Avenue, West Dauphin Street, and West York Street, the 2200 blocks of Camac Street and North 12th Street, and the 2300 block of North Fawn Street. The parcels specified are composed of vacant property that will be owned by The Philadelphia Land Bank ("PLB"); it does not include privately owned land on these blocks. Applicants are being asked to respond to this RFP with a proposal to develop all properties listed in this RFP.

Although the Project Site is deemed a site development for the purpose of this RFP, Land Bank considers this project as an integral part of current and future comprehensive redevelopment efforts within the target area. Properties under the ownership of the Department of Public Property and Philadelphia Redevelopment Authority will be transferred to the ownership of the Land Bank prior to entering into a Purchase Development Agreement with the selected Applicant.

Property Address

A	Address	Zoning	Address	Zoning
	1228 W. York St	RM-1	2256 N 12th Street	RM-1
	1213 W. Susquehanna Avenue	RM-1	2247 N 12th Street	RM-1
	1229 W. Susquehanna Avenue	RM-1	2241 N 12th Street	RM-1
	2226 Camac Street	RM-1	2229 N 12th Street	RM-1
	2242 Camac Street	RM-1	2231 N 12th Street	RM-1
	2250 Camac Street	RM-1	2233 N 12th Street	RM-1
	2229 Camac Street	RM-1	2301 N Fawn Street	RM-1
	2255 Camac Street	RM-1	2300 N Fawn Street	RM-1
	1224 W. Dauphin Street	RM-1	2336 N Fawn Street	RM-1
	1228 W. Dauphin Street	RM-1	2344 N Fawn Street	RM-1
	1230 W. Dauphin Street	RM-1		
	1204 W. Dauphin Street	RM-1		
	1147 W. Colona Street	RM-1		
	1102 W. Nevada Street	CMX-2		
	1106 W. Nevada Street	CMX-2		
	1108 W. Nevada Street	CMX-2		
	1122 W. Nevada Street	RM-1		

II. SUMMARY DATA

- Development Site: The legal descriptions and site plans are attached as Exhibits "A" and "B", respectively
- Deposit: The greater of $1,500 or 10% of the Offer Price
- Zoning Classification: RM1 and CMX-2 (as indicated next to the property address)

III. SCOPE OF DEVELOPMENT

ALL APPLICATIONS MUST MEET THE FOLLOWING CRITERIA:

1. The design should complement the neighborhood's character, matching the adjacent & surrounding building heights (e.g., three-story or two-story structures) and incorporate brick where appropriate.
2. In addition to any tree planting requirements set by the city, street trees must be planted at a minimum rate of 0.5 per home constructed, rounded up (e.g. 24 homes require 12 trees).

IN ADDITION TO ALL OTHER REQUIREMENTS, ALL APPLICATIONS MUST MEET EACH OF THE FOLLOWING REQUIREMENTS (A, B, C & D BELOW) TO BE CONSIDERED:

A. Maximum sales price allowed is $280,000 for 3 bedrooms / 2 bath units.

B. All residential single-family units produced shall be reserved for purchasers earning at or below 100% of the Area Median Income ("AMI") based on household size limits established by United States Department of Housing and Urban Development. These income limits change annually; the table below illustrates the limits effective June 15, 2026:

100% AMI Scale	
Household Size	**Maximum Household Income**
1 Person	$ 85,900.00
2 Person	$ 98,200.00
3 Person	$ 110,500.00
4 Person	$ 122,700.00
5 Person	$ 132,600.00
6 Person	$ 142,400.00
7 Person	$ 152,200.00
8 Person	$ 162,200.00

   i. A restrictive covenant will be placed on all properties, which will require any future resale to a buyer whose household income is at or below 100% AMI. The restrictive covenant will be in effect for a period of at least fifteen (15) years after the initial homebuyer purchase. The Landbank reserves the right to recapture the property if it is not developed within the agreed time frames.

C. Features and finishes for all units must be consistent throughout the development.

D. A detailed affirmative marketing plan and strategy to market the residential units within the community must be submitted for review and approval prior to land transfer. The Landbank strongly encourages that the selected Developer(s) work with the City of Philadelphia, Philadelphia School District, Philadelphia Housing Authority's (PHA) Homeownership Department, Philadelphia Police Department, and Philadelphia Fire Department to provide homeownership opportunities for municipal employees and its residents. The Landbank also encourages the proposed developers to utilize the Multiple Listing Service (MLS) to reach a broader market. – See Section VII.D for additional information regarding the contents of the marketing.

Any Application, as defined below, not meeting each of these requirements will be disqualified and ineligible for consideration.

IV. OBTAINING SUBMISSION MATERIALS

Submission materials are available on the webpage reserved for this RFP located on the Landbank's website at https://phillylandbank.org/all-development-rfps/

V. PRE-SUBMISSION CONFERENCE

A pre-submission Zoom conference (non-mandatory) will be held on **October 15, 2026, at 10:00 AM** to answer any questions regarding this RFP. Interested parties are urged to attend this conference. If you are interested in attending this virtual conference, contact **Brian Romano** at **brian.romano@phdc.phila.gov** by close of business on **October 14, 2026**.

VI.SUBMISSION SCHEDULE & DEADLINES

All Applications (as hereafter defined), **along with a good faith deposit in the amount of $1,500 or 10% of the offer price, whichever is greater,** must be received on or before 4:00 PM on **November 12, 2026**.

Applications may be submitted either:

(1) on-line by clicking the Online Submission button located on the webpage reserved for this RFP on Landbank's website; or

(2) by U.S. mail return receipt; by a nationally recognized delivery service (e.g., FedEx), or (ii) by hand delivery. See Section VIII for the mailing address.

The only acceptable evidence of timely delivery will be (i) a U.S. mail return receipt or a receipt from a nationally recognized delivery service (e.g., FedEx) showing the date of delivery, (ii) a time-stamped receipt from the PHDC Land Management staff if hand delivering an application or deposit; and (iii) an electronic submission date/time stamp.

The dates indicated below are estimates only. PHDC and the Land Bank reserve the right, in their sole and absolute discretion, to alter this schedule as deemed necessary or appropriate.

Schedule	**Date**
RFP Posted	October 8, 2026
Pre-Submission Conference	October 15, 2026, at 10:00 AM
Questions Due*	October 16, 2026, at 4:00 PM
Questions and Answers Posted	October 22, 2026
Submissions Deadline	November 12, 2026, at 4:00 PM
Estimated Selection Date	November 30, 2026

* All questions regarding this RFP must be submitted in writing by email to: RFP@phdc.phila.gov with the subject line "**Questions – 37th Ward RFP".**

Questions will not be accepted by telephone. Questions will only be accepted by October 16, 2026, at 4:00 PM. All questions and responses to each will be posted on the webpage reserved for this RFP located on website no later than October 22, 2026.

VII. SUBMISSION REQUIREMENTS

A. Application

A completed General Application to Purchase Property attached as Exhibit "C" ("Land Development Purchase Application") along with all other required attachments, forms, and supporting documentation (collectively and together with the General Application Form, "Application") must be submitted.

YOU ARE STRONGLY ENCOURAGED TO UTILIZE THE INSTRUCTIONS FOR LAND DEVELOPMENT PURCHASE APPLICATION TO PURCHASE PROPERTY INCLUDED IN EXHIBIT "C" ("INSTRUCTIONS") AND THE CHECKLIST ATTACHED TO THE INSTRUCTIONS AND INCLUDED AS EXHIBIT "E".

Each Application must include the following items:

1. Land Development Purchase Application attached as Exhibit "C"
    a. Project Information
    b. Development Capacity
    c. Tax Status Certification Request (Page 13, Signature Required),
    d. Conflict of Interest, and Additional Disclosures Form (Page 14 –16, Signature Required)
    e. Certificate of Non-Indebtedness (Page 17, Signature Required),
    f. Campaign Disclosure Forms (Page 18, Signature Required) Applicable for nominal and discounted pricing only.
    g. Economic Opportunity Plan (Page 35, Signature Required).
2. Sources and Uses of Funds Worksheet attached as Exhibit "D"
3. Proof of Funds (see Instructions)
4. Preliminary Plans (see Instructions)
5. List of Completed Projects, if applicable (see Instructions)
    a. List of Publicly Owned Property Acquired, if applicable (see Instructions)
6. Organizational Documents, if applicable (see Instructions)
7. Development Team Qualifications (see Instructions)
8. Narrative and Cover Letter (see Section B below)
9. Marketing Plan (see Section D below)
10. Deposit (see Section E below)

B. Narrative

A cover letter and written narrative describing the proposed development must be provided. The cover letter and narrative combined should be no longer than eight (8) pages in length with 1-inch margins and 12-point font size.

Cover Letter

The cover letter, no longer than two (2) pages, should be addressed to Angel Rodriguez, Executive Director of the Landbank, and summarize and describe the proposed development. The following elements must also be included and highlighted within the letter:

- Offer Price – A lump sum offer price is required. Applications that seek a cash development subsidy will not be considered. Any deviation between your offer price and the estimated value of the parcels must be explained.

    - **NOTE:** Applications that seek a cash development subsidy will not be considered. This RFP is only for the disposition of land. No construction financing or capital funding is included, nor will any construction funds be made available for this project.

- General overview of the development, including number and types of structures and units, square footage, and total development costs.

- Any required zoning variances or exceptions. Applicants are strongly encouraged to present a proposal that is in accordance with existing zoning.

Written Narrative

The narrative, not to exceed six (6) pages, should describe how the proposed project best achieves all requirements of this RFP along with the following elements listed below. Please boldface each element within the body of the narrative:

1. **Economic Opportunity and Inclusion:** Describe the identified development team's experience utilizing Certified M/W/DSBE firms - defined as Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), Disabled Business Enterprises (DSBE), or Disadvantaged Business Enterprises (DBE) - and track record for engagement and inclusion of minority workforce.
    a. Describe the project's plan for engaging M/W/DSBE firms and workforce.
    b. Describe the M/W/DSBE existing certification and /or self-report for all individuals, corporations, and joint venture partners with a 10% or more ownership interest (including ownership or proof of ownership).
    c. Include information for the most recent three projects identifying total development cost, MBE/WBE/DBE contractors and vendors, the percentage of participation of each and the respective dollar amounts awarded to said contractor and/or vendor.
    d. Include information for general contractor and subcontractor participation and evidence of MBE/WBE/DBE existing certification and ownership

2. **Financial Feasibility**:
    a. Describe the financial viability and assuredness that the project being proposed will be completed within a reasonable timeframe and at the cost proposed with identified and securable financing sources.
    b. Explain whether development costs are in accordance with industry norms.
    c. Explain the project's schedule considering the city's entitlement and permitting processes.
    d. Explain the timing of all funding sources identified on the project budget.

3. **Development Team Experience:**
    a. Explain the applicant's prior project experience. Detailed information should be provided for similar projects completed in the past three years and any history of development team members working together on prior projects.
    b. References for prior projects must be provided.
    c. Pictures of completed projects should be provided.
    d. Explain the applicant's capacity to complete the proposed project based on ability to secure financing and to complete the project in accordance with the submitted project schedule given current and future projects.

4. **Public Purpose**:
    a. Explain whether the project meets or exceeds the impact requirements set forth in Section III.
    b. Explain whether the project creates opportunities for low-income and moderate-income individuals along with the number of jobs expected to be created.
    c. Provide a detailed description of the project.
    d. Describe any social impact component (e.g., access to fresh food, early childhood education, a community facility, or public open space) and the population served.
    e. Describe your approach to engaging and informing near neighbors before construction beyond what is otherwise required by the Philadelphia Code.

5. **Project Design:**
    a. Explain the overall design of the project along with the merits of the overall design. See Section X, Item 5, for encouraged design qualities.
    b. Explain any features for sustainable design including, without limitation, optimization of site potential, minimization of non-renewable energy consumption, environmentally preferable materials, protection and drainage of groundwater and stormwater runoff, designed to LEED Silver or equivalent.
    c. Explain the accessibility features of the project, if any.
    d. List all properties to be included in the project including those not included in this RFP. Explain whether the project will require a zoning variance.

6. **Offer Price:** Describe how the offer price was determined and how it is appropriate given the proposed project. Any deviations between your offer price and the estimated value of a Parcel must be explained, and applicants are encouraged to outline how they intend to leverage the discounting of the land value to provide an optimal development.

C. Economic Opportunity Plan

The employment of qualified M/W/DSBE firms is strongly encouraged. If the applicant is a Certified M/W/DSBE, please submit information to confirm certification as part of the Application. Applicants must complete and submit the "City of Philadelphia Economic Opportunity Plan" form attached in Exhibit "C".

The City has established a citywide goal of 35% M/W/DSBE utilization; however, applicants are encouraged to seek the highest levels of M/W/DSBE attainment.

D. Affordable Homeownership Marketing Plan and Income Eligibility

The selected Developer will be required to submit a full Affordable Housing Marketing Plan ("Marketing Plan") for review and approval prior to land transfer. The Marketing Plan should discuss the following:

1. **Targeting**: Identify the segments of the eligible population that are least likely to apply for housing without special outreach efforts.
   i. Consider the current racial and ethnic composition of the Ludlow residential area.
   ii. Consider language barriers and income eligibility requirements.

2. **Outreach**: Outline an outreach program that includes special measures designed to attract those groups identified as least likely to apply, and other efforts designed to attract persons from the total eligible population.

   i. **Community Contacts**. The Developer must provide at least one local community-based organization that serves each group determined to be least likely to apply, and who has agreed to help the Developer in their marketing efforts. The contact information for the community-based organization must include the name of the organization's name, contact person, telephone number, address, experience working with the target population.

   ii. **Media**. The housing provider should specify the means of advertising to reach a target group, and the rationale for advertising. Advertisements must include the Fair Housing and Equal Opportunity Logo and must otherwise comply with HUD's Fair Housing and Equal Opportunity regulations.

   iii. If the immediate housing market area is not demographically diverse enough to draw applicants considered "least likely to apply," then an expanded housing market area should be used.

The marketing plan must also provide that the City of Philadelphia, Philadelphia School District, PHA, Philadelphia Police Department, and Philadelphia Fire Department may exclusively market the units to municipal employees and its residents for the first thirty (30) days.

Income eligibility certification for each prospective purchaser of a unit will be conducted.

The selected applicant's marketing plan will be subject to approval pursuant to the purchase agreement and,

as such, will be subject to change. The selected applicant will not market, offer for sale, or enter into any sales or reservation agreement for any unit until the marketing plan is approved.

E. Deposit

Applications must include a deposit in the amount of one thousand five hundred dollars ($1,500) or ten percent (10%) of the offer price, whichever is greater.

The deposit must be submitted along with your application by the deadline and may be submitted either:

(1) using the PayPal link located on the on-line submission form; or

(2) in the form of a cashier's check, certified check, or money order made payable to the "Philadelphia Land Bank" and delivered by U.S. mail return receipt; by a nationally recognized delivery service (e.g., FedEx), or (ii) hand delivery. See Section VIII for the mailing address.

The only acceptable evidence of timely delivery will be (i) a U.S. mail return receipt or a receipt from a nationally recognized delivery service (e.g., FedEx) showing the date of delivery, (ii) a time-stamped receipt from the PHDC/Land Bank receptionist if hand delivering an application or deposit; and (iii) an electronic submission date/time stamp.

The selected applicant's deposit will become "hard" money upon signing the purchase agreement.

At settlement, the deposit is converted into a "security completion" deposit (a/k/a performance deposit) and is held until the project is completed in accordance with the purchase agreement. If the selected applicant fails to provide the required deposit, the applicant may be disqualified at PHDC's/Land Bank's sole and absolute discretion.

For those applicants not selected, the deposit will be refunded within thirty (30) days after mailing a rejection letter. Interest earned on any deposits will not be paid to any applicant.

VIII.SUBMISSION OF APPLICATIONS

All Applications, along with a good faith deposit in the amount of $1,500 or 10% of the offer price, whichever is greater, must be received no later than 4:00 PM on November 12, 2026.

Absolutely no Applications will be accepted after this time.

Applications may be submitted either:

(1) on-line by clicking the Online Submission button located on the webpage reserved for this RFP on Landbank's website; or

(2) by **(i)** U.S. mail return receipt; by a nationally recognized delivery service (e.g., FedEx), or **(ii)** by hand delivery. See Section VIII for the mailing address.

All Applications submitted by U.S. mail return receipt; by a nationally recognized delivery service (e.g., FedEx), or by hand delivery must:

(A) include one (1) original unbound copy of the Application, as well as a flash drive of the Application in PDF format, and

(B) be addressed to: Angel Rodriguez
Executive Director, Real Estate
Philadelphia Housing Development Corporation
1234 Market Street, 16th Floor
Philadelphia, PA 19107

The only acceptable evidence of timely delivery will be **(i)** a U.S. mail return receipt or a receipt from a nationally recognized delivery service (e.g., FedEx) showing the date of delivery, **(ii)** a time-stamped receipt from the PHDC/Land Bank receptionist if hand delivering an application or deposit; and **(iii)** an electronic submission date/time stamp.

An applicant, whether an individual, partnership, LLC, non-profit, for-profit, or other entity, may submit only one response to this RFP. Individuals that are related to each other or business entities that are related to each other or to a common entity may not submit separate Applications. PHDC and the Land Bank, in their sole and absolute discretion, may reject any Application where: 1) the applicant or principals of the applicant are substantially similar or substantially related parties; or 2) it has been determined that the applicant violated these restrictions or the spirit of these restrictions.

Neither PHDC nor the Land Bank will pay any fees, commissions, or other amounts to any parties acting as agents, brokers, consultants, or contractors as part of this transaction. Payment to any agents, brokers, consultants, or contractors are the sole responsibility of each applicant.

IX. PRELIMINARY REVIEW

Each Application will be initially reviewed to determine compliance with the Instructions, the requirements of this RFP, and the Disposition Policy. The Disposition Policy can be found on the Landbank's website at https://phillylandbank.org/acquisition-and-disposition-policies-landing/

Applications that do not adhere to the Instructions, and the requirements of this RFP, or are not in compliance with the Disposition Policy may be disqualified pursuant to Section XIII below.

X. EVALUATION OF APPLICATIONS

Applications deemed satisfactory following the Preliminary Review will be further evaluated using the scoring and selection criteria below (EXHIBIT F – SCORING RUBRIC). No one factor, but rather a

combination of factors will determine the successful applicant. The selected applicant will be subject to all required approvals as set forth in Section XII below and continued compliance with all applicable requirements. The Land Bank is not obligated to dispose of any property to any applicant, including the highest scoring applicant.

1. **Economic Opportunity and Inclusion (30 points)**
   - Goals for M/W/DSBE inclusion
   - M/W/DSBE Firms comprising the development team
   - Commitment to M/W/DSBE Workforce
   - Track record of M/W/DSBE inclusion and minority workforce inclusion
2. **Public Purpose - Social Impact (15 points)**
   - Strength of Social Impact Plan
   - Creativity and innovation
   - Ability to define, evaluate and track measurable outcomes
3. **Development Team Experience and Capacity (20 points)**
   - Competence and experience of team
   - Track record on similar projects
   - Suitability for this specific development opportunity
   - History of team partnership
   - Experience working with PHDC and other public entities
4. **Financial Feasibility (20 points)**
   - Financing plan
   - Demonstration of project feasibility
   - Evidence of Applicant team capacity
5. **Project Design (10 points)**
   - Quality of design concept
   - Appropriateness of proposed use program.
   - Alignment with local community and context
   - Development timelines
6. **Offer Price (5 points)**

XI. RESERVATION OF RIGHTS AND DISCLOSURES

BY SUBMITTING AN APPLICATION IN RESPONSE TO THIS RFP, EACH APPLICANT AFFIRMATIVELY ACKNOWLEDGES ITS ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS RFP AND OF THE TERMS AND CONDITIONS SET FORTH IN THE GENERAL APPLICATION FORM (REVISED 10-21-2019) WHICH ARE INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH AT LENGTH.

ALL INFORMATION IN THIS RFP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THIS RFP, IT IS NOT, AND SHALL NOT BE CONSTRUED TO BE OR CONSTITUTE, A REPRESENTATION, WARRANTY OR GUARANTEE BY PHDC, THE LAND BANK, OR THE CITY REGARDING THE CONTENT, COMPLETENESS, OR ACCURACY OF SUCH INFORMATION, OR THE QUALIFICATIONS OR EXPERTISE OF THE INDIVIDUAL(S) OR FIRM(S) PROVIDING OR PREPARING SUCH INFORMATION. EACH APPLICANT SHALL RELY SOLELY ON ITS OWN INSPECTION, INVESTIGATION, CONFIRMATION, AND ANALYSIS OF (I) THE DEVELOPMENT SITE; (II) THE

INFORMATION CONTAINED IN OR DELIVERED PURSUANT TO THIS RFP AND (III) ANY OTHER INFORMATION THAT SUCH APPLICANT DEEMS NECESSARY OR PRUDENT IN EVALUATING AND ANALYZING THE PROPOSED PURCHASE AND DEVELOPMENT OF THE DEVELOPMENT SITE.

NO FUNDS FROM PHDC, THE LAND BANK, THE CITY, OR ANY OTHER GOVERNMENTAL OR QUASIGOVERNMENTAL AGENCY WILL BE PROVIDED FOR ANY REMEDIATION OR OTHER WORK ON THE DEVELOPMENT SITE, OR PORTION THEREOF. ALL ENVIRONMENTAL REMEDIATION INCLUDING, WITHOUT LIMITATION, ALL COSTS AND EXPENSES, WILL BE THE SOLE RESPONSIBILITY OF THE SELECTED APPLICANT AND MUST BE INCLUDED IN THE SOURCES AND USES OF FUNDS WORKSHEET ATTACHED AS EXHIBIT "D".

GROUNDWATER TESTING WILL NOT BE PERMITTED AT ANY TIME PRIOR TO SETTLEMENT.

Any entry onto any portion of the Development Site will require that the applicant's contractors and subcontractors enter into a license agreement with the Land Bank, which will require, among other things, a security deposit and compliance with certain insurance requirements.

XII. SUMMARY OF DISPOSITION PROCESS

Below is a summary of the process and approvals needed following selection of an applicant.

1. Execution of the purchase agreement by the selected applicant
2. Approval by the Land Bank Board of Directors
3. Approval by Philadelphia City Council
4. Execution of the purchase agreement by the Land Bank
5. Settlement

Prior to settlement, the selected applicant shall be responsible for securing all necessary permits, licenses, approvals, lot line relocations, variances, and any other required governmental or quasi-governmental approvals, at the applicant's sole cost and expense.

XIII. SUMMARY OF RESTRICTIONS

I. All Transactions Contain the Following Restrictions

Restrictions on Transfer and Assignment of Interest in Developer.

- *Prior to issuance of a Certificate of Completion*, unless the Land Bank Board has granted its prior written approval, Developer, or any person or other legal entity owning ten percent (10%) or more of Developer, cannot
  1. Assign or transfer any interest in Developer; or
  2. Cause any significant change in the ownership of Developer; or
  3. Assign or transfer any interest in the Agreement; or
  4. except as permitted with respect to Approved Mortgagees, sell, mortgage, pledge, encumber, lease, or otherwise transfer the Premises.
- Items 1, 2, and 3 above require approval from Philadelphia City Council by resolution. This is required by Section 16-601 pursuant to the new disposition ordinance.

- If the Developer violates any of the above, in addition to any and all other rights and remedies, the Land Bank shall be entitled to fifty percent (50%) of any and all sums, amounts, and consideration received by the Developer or any related person or entity.

Maintenance of Premises and Improvements.

- From and after Settlement, Developer shall maintain the Premises and the Improvements in such condition as to remove and keep out the elements of blight and enforce adequate safeguards for the proper maintenance of all parts of the Premises and the Improvements.

C. Covenant Against Discrimination.
   - No person shall be deprived of the right to live in the Premises because of race, creed, color, national origin, gender, sexual orientation, or disability; and there shall be no discrimination against any person in the use or sale of the Premises because of race, creed, color, national origin, gender, sexual orientation, or disability.

D. Condition Subsequent and Right of Re-Entry.
   - Conveyance of the Premises is being made, on the condition that upon the occurrence of an Event of Default and the Developer's failure to cure the Event of Default by the expiration of the Cure Period, that the Land Bank/PRA may enter into the Premises and terminate the estate and revest title to the Premises, subject to the rights of an Approved Mortgagee and certain provisions to avoid unjust enrichment.

E. Changes to the Plans.
   - No change may be made to the Plans or the use of the Premises without the Land Bank Board of Directors' prior approval by resolution.
   - No Material Change, as defined below, may be made to the Plans or the use of the Premises without City Council's prior approval by resolution. This is required by Section 16-601 pursuant to the new disposition ordinance.
   - "Material Change" means: (i) an increase or decrease in number of housing or commercial units by more than fifteen percent (15%); (ii) an increase or decrease in building square footage by more than fifteen percent (15%); or (iii) any modification to the use of the Premises.

F. Changes to the Purchase Price.
   - No change may be made to the Purchase Price without a resolution by Philadelphia City Council. This is required by Section 16-601 pursuant to the new disposition ordinance.
   - No change to the purchase price may be made without a resolution by the Land Bank Board.

G. Mortgages and Deed Restrictions.
   - For property conveyed under nominal or discounted pricing, the Agency must, in its discretion, put in place one of the mortgages/restrictions found in Section II.C. below unless Council authorizes otherwise.
   - For properties sold through a competitive process at an offer price that is below the appraised value, the Agency may, in its discretion, record a deed restriction, mortgage, or other encumbrances to protect the public's interest.

II. Workforce/Affordable Housing Restrictions

A. Declaration of Restrictions.

- All workforce housing deals have a declaration of restrictions regarding income eligibility and resale.
- Income eligibility is based on a percentage of AMI.
- Initial sales price is usually capped at a maximum sales price with resale price increase based on CPI calculation.
- Declaration is separately recorded.

B. Workforce/Affordable Housing Obligations.

- Developers shall prepare, and deliver, a marketing plan for the sale of the units.
- Developer shall not market until (i) the Marketing Plan is approved by the Land Management Staff; and (ii) Developer has permitted the City of Philadelphia, Philadelphia School District, PHA, Philadelphia Police Department, and Philadelphia Fire Department to exclusively market the units to municipal employees and its residents for a period of thirty (30) days.
- Prospective purchasers must comply with income eligibility requirements set forth in the Declaration.
- Developer shall attach rider to each sale or reservation agreement with a prospective purchaser in form and substance as provided by the Land Management.

C. Mortgages and Deed Restrictions.

- For property conveyed under nominal or discounted pricing, the Agency must, in its discretion, put in place one of the mortgages/restrictions found in Section III below unless Council authorizes otherwise.

III. Mortgages and Deed Restrictions

- For property conveyed under nominal or discounted pricing, the Agency must, in its discretion, put in place one of the following unless Council authorizes otherwise:
  1. Permanently deed restricts the property.
  2. Provide a minimum 30-year self-amortizing mortgage for the difference between the appraised value, and the nominal or discounted sales price.
  3. Provide a minimum 30-year mortgage for the difference between the appraised value, and the nominal or discounted sales price. This mortgage will not be amortized and will be due and payable at the end of the mortgage term.
  4. Record a Declaration of Restrictive Covenants, which includes restrictions to ensure project affordability.
- For properties sold through a competitive process at an offer price that is below the Valuation Price, the Agency may, in its discretion, record a deed restriction, mortgage, or other encumbrances to protect the public's interest.

XIV. DISQUALIFICATION

Applications must be completed in accordance with the Instructions and this RFP and submitted in their entirety by the submission deadline.

A. An applicant will be disqualified if:

1. the Application is not received by the submission deadline.

2. the applicant has not submitted a "Qualified Bid", as defined in the Disposition Policy, which is one that adequately describes its plans for the property.

3. any required submission materials are missing, illegible, or as applicable, unsigned or undated;

4. any terms, conditions, disclosures, acknowledgements, or certifications contained in any required form have been revised or changed.

5. the applicant violates any of the terms, conditions, disclosures, or acknowledgements contained in the General Application Form.

6. the applicant or any individual or entity identified in either question 2c or 2d of the General Application Form (collectively, "Related Individuals/Entities") is not current, or not in a current payment agreement, with respect to any City-related obligations such as taxes, PGW, and water.

B. Except as indicated above, an applicant will be disqualified if any required submission item does not comply with the Instructions or this RFP, unless the disqualification is waived.

C. If the applicant or any of the Related Individuals/Entities has ownership, controlling, or managing interest in any property subject to any un-remediated L&I violations, then the following shall apply:

1. An un-remediated violation that classifies a structure as "unfit", "unsafe", or "imminently dangerous" will result in the applicant being disqualified, unless the disqualification is waived.

2. If any other un-remediated L&I violations exist, PHDC or the Land Bank, in their sole and absolute discretion, may deem such un-remediated L&I violation as significant and the applicant will be disqualified, unless the disqualification is waived.

D. An applicant may be disqualified due to a conflict of interest or other factors as determined by PHDC or the Land Bank, in their sole and absolute discretion.

E. An applicant will not be eligible for nominal or discounted pricing if the campaign disclosure form indicates that the applicant or any other individual or entity required to disclose campaign contributions has exceeded the allowable campaign contribution limits.

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