

February 2016



Auction Sales of PHA Scattered-Site Properties

A Research Report

The Politics of Housing and Urban Development Group



**Sarajane Blair
Dana Levin
Matthew Rappaport
Avivah Tevah**



John Kromer



**Michael Fichman
Jacqueline Slaby**



Key Findings

- Auctions of 494 Philadelphia Housing Authority-owned vacant houses and lots generated \$9.5 million in sales proceeds at a time when housing authorities nationwide were experiencing significant reductions in federal funding.
- Winning bids for properties auctioned individually rather than grouped into bid packages ranged from less than \$5,000 (21 properties) to more than \$100,000 (nine properties), with a median winning bid amount of \$13,750.
- Per-property bids for properties that were auctioned in bid packages ranged from as low as \$1,375 (for an eight-property package) to as high as \$93,500 per property (for a two-property package).
- The two-property package that attracted the highest per-property bid amount was subsequently developed for a total of eight new-construction condominium units that were sold to individual buyers at prices ranging from about \$250,000 to \$275,000 each.
- The current owners of 282 of the auctioned properties have Philadelphia zip codes, and about one-third of these owner addresses are residential or business addresses in North Philadelphia.
- Most of the 157 current owners with out-of-town addresses are located in southeastern Pennsylvania or New Jersey zip codes, with twelve current owners in Atlanta, Georgia, and small numbers of owners in Maryland, Delaware, Illinois and Florida.
- Ten-year tax abatements were authorized for \$8.8 million in development expenses associated with 33 of the auctioned properties.
- Current market value exceeds the winning bid amount for nearly two thirds (64 percent) of the properties that were bid individually. Eight properties had market values more than \$100,000 greater than the winning bid amounts.
- As a result of the auctions, a total of \$25,140,800 in formerly tax-exempt real estate is now part of the City of Philadelphia's tax base.

Table of Contents

Background 3

Methodology 4

Auctions 5

Property Locations 6

Individual Bids and Bid Packages 10

Individual Sale Results 11

Bid Package Sale Results 14

Mailing Addresses of Current Owners 16

**Properties that Obtained
Ten-Year Tax Abatements 19**

Current Market Values 21

Taxable Market Value and Tax Delinquency 24

Code Violations and Building Permits 25

Vacant Lot Characteristics 26

**Appendix: PRA Auction of
Properties in 1st Council District 29**

**Exhibit A: Property Addresses,
Winning Bidder Names, & Bid Amounts 31**

Notes 41

Background

In 2011, the Philadelphia Housing Authority (PHA), working through a private auctioneer, conducted the first of several auction sales of vacant, “scattered-site” houses and lots. These auctions were the first such sales in the agency’s history.

In order to learn about the current status of the properties that were sold at these auctions, a team from the University of Pennsylvania’s School of Arts and Sciences and School of Design researched information from a variety of sources during the fall of 2015. This report is a summary of the team’s findings.

As this report shows, the auctions produced revenue for PHA, helped stimulate investment in formerly vacant houses and lots, and generated new tax ratables for the City of Philadelphia, among other outcomes. Because these auctions were the first in which large numbers of public agency-owned vacant properties were sold in this manner, the research findings may be helpful to other agencies that are undertaking vacant property disposition activities in Philadelphia and elsewhere.

This report is the product of research completed by members of the “Politics of Housing and Urban Development” class offered by Penn’s Department of Urban Studies, Fels Institute of Government, and Department of City and Regional Planning (<http://www.fels.upenn.edu/course/politics-housing-and-urban-development>). Although Philadelphia Housing Authority staff was very helpful in responding to requests for data and in discussing the project, PHA is not a project sponsor or participant in any other respect, and PHA is not responsible for any errors, omissions, or shortcomings associated with the project or this report.

The information provided in the report is a “snapshot” based on data compiled from public records to which the team obtained access in late 2015. Although the accuracy of all of the information in these records cannot be guaranteed, the basic research findings have been confirmed by consulting multiple sources of information, as well as by some on-site confirmation of existing property conditions.

Methodology

In September 2015, the research team received from PHA a list of 494 properties that had been sold through auctions, the first of which had been held in November 2011. The list, provided as Exhibit A, contains the property addresses, the name of each winning bidder, and each winning bid amount.

As described in the section that follows, some properties were sold individually, while others were grouped into packages of between two and twenty-four parcels (the latter are referred to as “bid packages” in this report). A party interested in a bid package was required to submit a single bid for the entire package, and the winning bidder received a single deed for all of the properties in the package.

After the auctions, some winning bidders assigned properties to other parties prior to property settlement with PHA. Other winning bidders completed their purchases and subsequently resold the properties that they had acquired. For these reasons, many of the winning bidders identified on the list in Exhibit A are not the current property owners.

The research team entered the addresses that were obtained from PHA into an Excel file in order to create a data base. The data was refined by cross-referencing the addresses with public records maintained by the City of Philadelphia’s Office of Property Assessment. Information on the current status and other characteristics of each property was then downloaded from property records available through OpenDataPhilly (<https://www.opendataphilly.org>). Information on code violations and license/permit approvals was obtained from PlanPhilly’s “License to Inspect” API scraper (<http://lti.planphilly.com>). Property tax balances were obtained from the Philadelphia Revenue Department web site (<http://www.phila.gov/revenue/realestatetax/>). The information obtained from these sources was aggregated into a single Excel file, and data sorting produced the findings described in this report.

All of the pictures in this report were taken in November and December 2015. In some instances, Google Street View may provide an image showing the condition of a property prior to development or improvement.

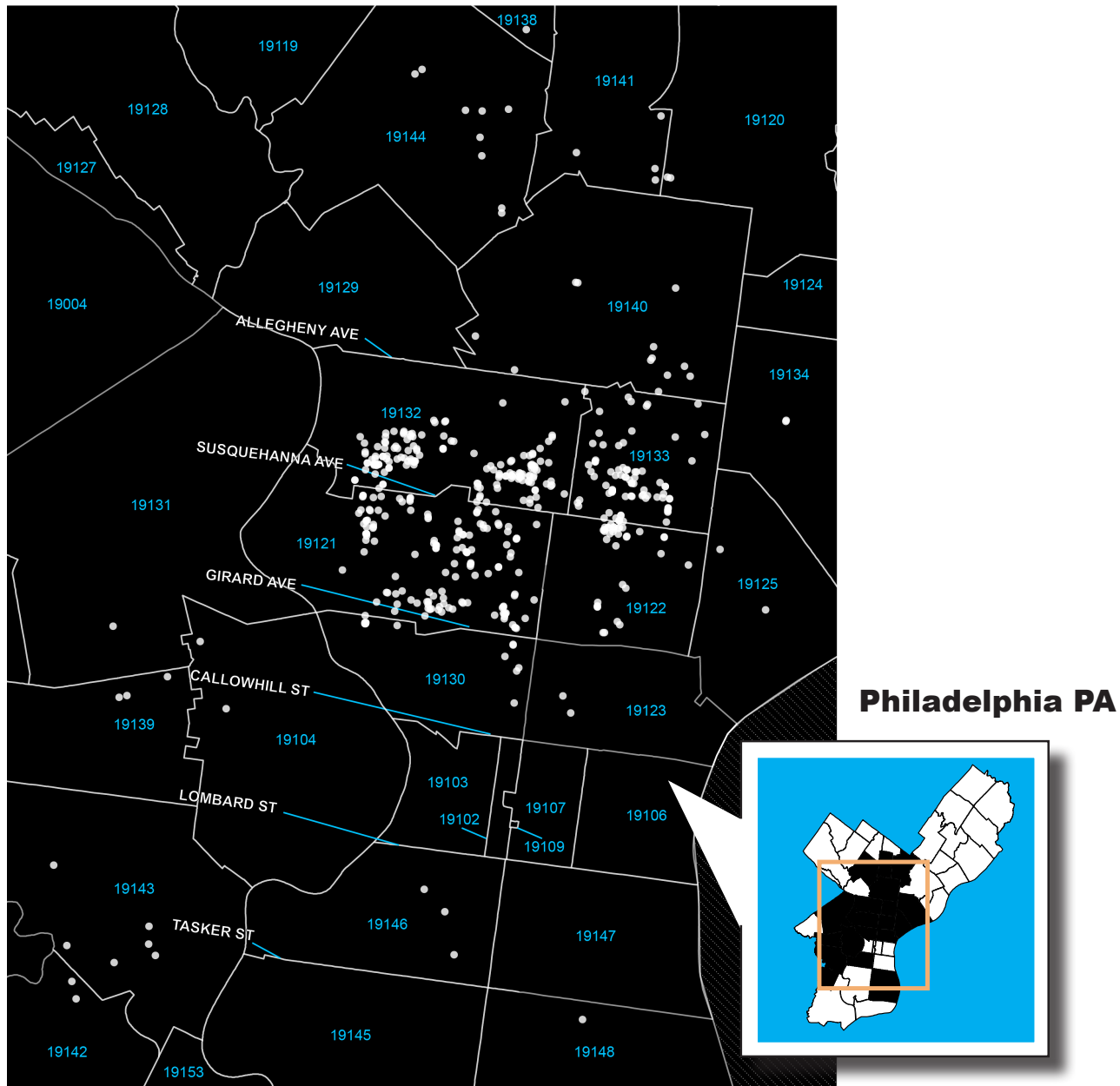
Auctions

On behalf of PHA, Max Spann Real Estate & Auction Company conducted auctions of vacant PHA-owned houses and lots in November 2011, December 2011, and July 2013. More than 500 people were reported to have attended the first auction, which was held at the Westin Hotel in Center City.

According to news articles published at the time, the goals of the auctions included moving vacant properties into private ownership in order to combat blight and raising revenue for PHA during a time of ongoing reductions in federal funds.¹

The 2011 auctions included properties that were offered for individual bids, as well as properties that were organized into bid packages. In some instances, the bid packages combined properties in higher-value real estate markets with properties in lower-value markets, in order to provide an incentive for acquisition of the latter. The 2013 auction consisted of individual properties only, with the intention of attracting what were termed “mom-and-pop” developers. Winning bidders were expected to develop the properties they acquired. Properties not developed within five years were to revert to PHA ownership.²

Property Locations





2105 Catharine Street, 19146
Winning Bid Amount: \$192,500



1006 Green Street, 19123
Winning Bid Amount: \$143,000



1536 Diamond Street, 19121
Winning Bid Amount: \$154,000



844 East Thompson Street, 19125
Winning Bid Amount: \$137,500

As shown in the table below, three quarters (76 percent) of the 494 properties were located in three North Philadelphia zip codes: 19121, 19132, and 19133. Two other North Philadelphia zip codes (19122 and 19130) accounted for an additional twelve percent of the properties advertised for auction. A small number of properties were located in South and West Philadelphia, in lower Northeast and Northwest Philadelphia, and in the Kensington/Fishtown area.

Property Addresses by Zip Code

Zip Code	No. Properties in this Zip Code	
19104	3	
19120	2	
19121	146	30%
19122	39	8%
19123	2	0%
19125	2	0%
19130	22	4%
19131	1	0%
19132	144	29%
19133	86	17%
19134	2	0%
19138	1	0%
19139	4	1%
19140	12	2%
19141	5	
19142	2	
19143	8	
19144	9	
19146	3	
19148	1	
Total	494	

The real estate market in these zip codes has undergone significant changes since the turn of the century, as the following illustrations show.

- In Francisville (located near the northern boundary of the 19130 zip code), houses that had sold at prices up to \$44,000 prior to 2000 were being listed for between \$223,000 and \$230,000 in 2013.³
- At 31st Street and Girard Avenue, (located at the southern end of the 19121 zip code) the first sales of houses in the 144-townhouse Brewerytown Square development occurred in 2005.⁴
- At the time when Morgan Hall, the 1,275-bed residence hall at Broad Street and Cecil B. Moore Avenue, opened in August 2013, only 5,500 of nearly 40,000 Temple students lived on campus.⁵ Student demand for rental housing resulted in a high level of housing rehabilitation and infill construction in the 19121 and 19132 zip codes.
- Temple-related institutional and residential real estate development east of Broad Street and north of Cecil B. Moore Avenue (in the 19122 zip code) extended as far east as the commuter rail viaduct near 8th Street.

- At 8th and Berks Streets east of the viaduct (also in the 19122 zip code), Asociación Puertorriqueños en Marcha (APM) and The Jonathan Rose Companies completed Paseo Verde, a development that included 120 affordable and market-rate apartments and 30,000 square feet of commercial and community service space, in 2013.



Brewerytown Square



Paseo Verde

Individual Bids & Bid Packages

Of the 494 properties, 191 were offered for competitive bids on a property-by-property basis, and 303 were grouped into bid packages. As indicated in the table below, each package consisted of as few as two properties and as many as 24 properties. Bidders for the packages were required to submit bids for each entire package rather than for individual properties.

Some packages offered bidders an opportunity to obtain multiple properties located in close proximity to each other. For example, all of the addresses in a six-property package were located on the 2400 block of North 9th Street; most of the addresses in a sixteen-property package were located on blocks in the immediate vicinity of 6th and Huntingdon Streets.

Individual Bids and Bid Packages

Properties Bid Individually	191
Properties Bid in Packages	303

No. of Addresses in Package	No. of Packages this Size	Total
2	8	16
3	8	24
4	6	24
5	3	15
6	4	24
8	2	16
9	1	9
10	3	30
13	1	13
16	2	32
17	2	34
20	1	20
22	1	22
24	1	24
Total		303
Grand Total		494

Individual Sale Results

Bids received in the sale of the 191 properties that were offered individually totalled \$5,490,700. As shown below, bid amounts ranged from less than \$5,000 to more than \$100,000. Most winning bid amounts were under \$15,000, and the median winning bid amount was \$13,750.

The table that follows identifies the addresses and bid amounts for the 25 highest winning bids on properties that were offered individually, rather than in bid packages. The winning bids for the top ten properties totalled \$2 million of the \$3.1 million total for all 25 properties listed in this table.

Several of these properties were located in zip codes with strong neighborhood real estate markets: eight of them in 19130 (Callowhill to Girard, west of Broad), three of them in 19146 (the Graduate Hospital/Southwest Center City area), and one in 19125 (Kensington/Fishtown). The four addresses in the 19121 zip code are properties that are located in close proximity to the Temple main campus.

Range of Winning Bid Amounts	
Properties Bid Individually	
Range	No. of Bids in this Range
Under \$5,000	21
\$5,001 - \$10,000	54
\$10,001 - \$15,000	31
\$15,001 - \$20,000	27
\$20,001 - \$30,000	15
\$30,001 - \$40,000	13
\$40,001 - \$50,000	7
\$50,001 - \$75,000	6
\$75,001 - \$100,000	8
Over \$100,000	9
Total	191
Median Winning Bid Amount/Individual Bids	\$13,750
Total Sales/Individual Bids	\$5,490,700



CAPTION: 1516 Green Street (ABOVE)

1413 Jefferson Street (LEFT)



Highest Winning Bids
Properties Bid Individually

Address	Bid Amount	Bid Amount as % of Total Individual Property Sales	Zip Code
1516 Green Street	\$423,500	8%	19130
1413 Jefferson Street	\$357,500	7%	19121
1504 Brown Street	\$198,000	4%	19130
2105 Catharine Street	\$192,500	4%	19146
1016 South 19th Street	\$187,000	3%	19146
1533 Swain Street	\$154,000	3%	19130
1536 Diamond Street	\$154,000	3%	19121
1006 Green Street	\$143,000	3%	19123
844 East Thompson Street	\$137,500	3%	19125
1731 North Gratz Street	\$99,000	2%	19121
3019 Cambridge Street	\$99,000	2%	19130
3017 Cambridge Street	\$94,600	2%	19130
1627 Francis Street	\$93,500	2%	19130
1229 North 16th Street	\$90,750	2%	19121
2705 Cambridge Street	\$83,600	2%	19130
3031 Cambridge Street	\$82,500	2%	19130
2348 North Park Avenue	\$77,000	1%	19132
2206 Amber Street	\$63,800	1%	19125
2513 North 9th Street	\$60,500	1%	19122
634 Diamond Street	\$60,500	1%	19122
2221 North Sydenham Street	\$55,000	1%	19132
1333 South Bouvier Street	\$55,000	1%	19146
1517 North 9th Street	\$52,250	1%	19122
711 West Thompson Street	\$46,750	1%	19122
713 West Thompson Street	\$44,000	1%	19122
Totals	\$3,104,750	57%	

Bid Package Sale Results

Bids received in the sale of the 191 properties that were offered in bid packages totalled \$4,007,696. Because bidders submitted a single bid for multiple properties in each package, it was not possible to determine the specific values that a bidder associated with individual properties in the package.

In following table, the average amount bid per property in each package was calculated by dividing the bid amount for each package by the number of properties in the package. As shown below, the average per-property amounts varied widely. For example, the average amount bid per property for the eight packages that consisted of two properties each ranged from as low as \$5,500 to as high as \$93,500. A single average is shown for the four packages that consisted of only one property.

Average Amounts Paid for Properties Bid in Packages

No. of Properties in Package	No. of Packages this Size	Average Amount Bid per Property	
		Low	High
2	8	\$5,500	\$93,500
3	8	\$2,200	\$19,667
4	6	\$2,200	\$23,375
5	3	\$2,378	\$38,500
6	4	\$7,333	\$74,250
8	2	\$1,375	\$18,563
9	1		\$4,400
10	3	\$1,760	\$19,250
13	1		\$10,154
16	2	\$3,438	\$4,469
17	2	\$3,918	\$4,076
20	1		\$3,663
22	1		\$3,250
24	1		\$53,854
159	43		

Total Sales/Properties Bid in Packages \$4,007,696

The two-property package that generated a \$93,500 per-property bid (i.e., a bid of \$187,000) consisted of two vacant lots at 904 and 906 North 16th Street, near the intersection of 16th and Poplar Streets. Subsequent new construction on these lots produced a total of six condominium units that were subsequently sold to six individual buyers.



904 and 906 North 16th Street

The next highest per-property bid--\$74,250—was for a six-property package of vacant houses that have since been rehabilitated. Four of the houses are on the 3000 block of Cambridge Street (just south of Girard Avenue, at the edge of the “art museum” area), and the other two—3026 West Girard Avenue and 2916 West Thompson Street—are nearby.



3017 and 3019 Cambridge Street

The third-highest per-property bid--\$53,854—was associated with the largest package in the sale: a 24-property package for which the winning bid amount was \$1,292,500. This package included properties on a number of blocks that were suitable for development as Temple student rentals—including nearby blocks of Arlington Street, Gratz Street, Willington Street, and North 18th Street. A number of these properties were subsequently developed as infill rental housing in a design that produced three-story structures with two rental units each.



1514 Willington Street

Mailing Addressess of Current Owners

Based on property ownership information obtained from the City of Philadelphia Office of Property Assessment (OPA) web site, the following tables identify the zip codes for the mailing addresses of the parties that were listed as owners of the 494 auctioned properties as of November 2015. The first table provides a breakdown of Philadelphia zip codes associated with current owners' addresses (a total of 282 Philadelphia zip codes) and identifies the number of current owners with mailing addresses in each zip code. The second table provides this information for out-of-town owner addresses.

Many of the zip codes shown on these tables are not identical to those of the winning bidders at the auctions at which the properties were sold. In a number of instances, winning bidders assigned properties to other parties or sold properties at some time after the auctions took place. Some properties may have been sold or resold more than once. In addition, the mailing address (and associated zip code) shown on the OPA web site is not necessarily that of the owner's home or business. In addition, some addresses are post office boxes.

In no instance is the owner address for a property identical to the address of the auctioned property, indicating that none of the current owners are owner-occupants of these properties. This finding is not necessarily noteworthy, given the fact that many of the properties were located on blocks that, at the time of the auctions, contained vacant or deteriorated properties and in light of the fact that the auction did not offer any particular incentives to encourage homeowner-occupancy, other than offering some properties on an individual-bid basis. However, the five zip codes in which the greatest number of auctioned properties was located (19121, 19122, 19130, 19132, and 19133) contain about thirty percent of the owner addresses, suggesting that a number of the current owners have homes or businesses nearby in North Philadelphia.

Zip Codes for Current Owner Mailing Addresses/Philadelphia

Section of Philadelphia	Zip Code	No. of Current Owners in this Zip Code
	19101	2
Center City	19103	2
West	19104	1
Center City	19106	6
Center City	19107	1
Northeast	19111	20
Northeast	19115	3
Northeast	19116	4
Northwest	19119	2
North/Northeast	19120	9
North	19121	26
North	19122	4
North	19123	2
Northeast	19124	6
Kensington/Fishtown	19125	6
Northwest	19126	8
Northwest	19127	16
Northwest	19128	2
North	19130	35
West	19131	2
North	19132	23
North	19133	3
Kensington/Fishtown	19134	4
Northeast	19135	4
Northwest	19138	2
West	19139	5
North	19140	14
North/Northwest	19141	6
South	19142	3
West	19143	17
Northwest	19144	3
South	19145	5
Center City/South	19146	4
Center City/South	19147	1
Northwest	19150	2
West	19151	8
South	19153	17
	19160	4
Total		282

Zip Codes for Current Owner Mailing Addresses/Out of Town

Mailing Address	Zip Code	No. of Current Owners in this Zip Code
PENNSYLVANIA		
Dresher	19025	18
Newtown	18940	11
Lansdowne	19050	9
New Hope	18938	7
Bensalem, Cheltenham, Lafayette Hill, Whitehall		3 each
Bala Cynwyd, Chalfont, Feasterville/Trevoze, Marcus Hook, Penn's Park, Roslyn, Upper Darby, Williamsport		2 each
Abington, Broomall, Croydon, Exton, Havertown, Huntingdon Valley, Jamison, King of Prussia, Langhorne, Newtown Square, Pennel, Richboro, Southampton, Spring House, Upland, Wyncote		1 each
NEW JERSEY		
Marlton	8050	25
Mount Laurel	8054	4
Warren, NJ	7059	3
Hammonton, Riverside		2 each
Edison, Kendall Park, Paulsboro, Perrineville, Sicklerville, West Windsor, and Woodbury,		1 each
DELAWARE		
New Castle	19720	2
Newark	19711	2
Claymont	19703	1
OTHER		
Atlanta, GA	30339	12
New York, NY	10002	1
Jamaica, NY	11433	1
Glenn Dale, MD	20769	2
Frederick, MD	21703	1
Bradenton, FL	34202	1
Grayslake IL	60030	1
Braintree, MA	2184	1
Total		157

As shown in the Table above, a total of 157 zip codes are associated with out-of-town mailing addresses, most of them in the Greater Philadelphia region. Of this total, 32 zip codes are in Pennsylvania, twelve are in New Jersey, and twelve are in Atlanta, Georgia. Three are in Delaware and two are in Maryland, with one each in Florida, Illinois, and Massachusetts.

Properties that Obtained 10-Year Tax Abatements

Addresses in the OPA records that indicated an “Exempt Building” and “Taxable Land” were assumed to have received ten-year tax abatements in the amount of the cost of rehabilitation or new construction. Owners of 33 of the auctioned properties received ten-year abatements of taxes associated with \$8.8 million in development costs. The largest abatements were for new infill construction on vacant lots, such as those associated with the first addresses on the table.

A property that receives a ten-year tax abatement is taxed on the basis of pre-existing value—the value of the vacant or deteriorated building or vacant lot that existed prior to the completion of improvements. Accordingly, with respect to new infill construction on a vacant lot, only the only value that is subject to taxation during the decade-long abatement period is the value of the pre-existing lot. For 1526 Willington Street, the second property listed below, the market value of the vacant land on which the new housing was built is



1526 Willington Street

\$8,100. This is the only value that will be subject to taxation during the ten-year abatement period. The market value associated with the new residential construction--\$480,300—will be exempt from property taxes during this time.

10-Year Tax Abatements Obtained for Auctioned Properties

Address	Tax Abatement ("Exempt Building")
1709 Willington Street	\$492,338
1526 Willington Street	\$480,300
1727 North Gratz Street	\$446,357
2036 North 19th Street	\$435,199
1905 North 18th Street	\$429,711
1851 North Bouvier Street	\$426,482
1536 Diamond Street	\$423,870
1819 North Bouvier Street	\$405,379
2030 North 18th Street	\$377,755
1731 North Gratz Street	\$372,067
1710 Arlington Street	\$334,521
3026 Girard Avenue	\$312,381
2006 North 18th Street	\$310,300
1707 Arlington Street	\$301,800
1709 Arlington Street	\$301,800
1407 North Bouvier Street	\$266,035
904 North 16th Street, #3R	\$225,810
906 North 16th Street, #3R	\$225,810
904 North 16th Street, #3F	\$225,450
906 North 16th Street, #3F	\$225,450
904 North 16th Street, #1	\$219,510
906 North 16th Street, #1	\$219,510
906 North 16th Street, #2	\$201,060
904 North 16th Street, #2	\$200,880
1415 North Bouvier Street	\$198,294
844 East Thompson Street	\$194,123
3031 Cambridge Street	\$147,000
1603 West Stiles Street	\$134,107
1609 West Stiles Street	\$133,818
1006 Green Street	\$30,000
4935 North Smedley Street	\$30,000
3431 North Marshall Street	\$30,000
3226 North Randolph Street	\$29,243
Total	\$8,786,360

Current Market Values

The current market value of nearly two thirds (64 percent) of the properties that were bid individually is greater than the winning bid amounts for these properties. Eight properties had market values more than \$100,000 greater than winning bid amounts.

Winning Bid Amounts Compared with Market Value as of December 2015

Properties Bid Individually

2015 Market Value Higher than Winning Bid Amount

No. of Properties	Amount of Increase
35	Up to \$5,000
21	\$5,001 - \$10,000
20	\$10,001 - \$20,000
12	\$20,001 - \$30,000
8	\$30,001 - \$40,000
9	\$40,001 - \$50,000
9	\$50,001 - \$100,000
8	Greater than \$100,000
122	

2015 Market Value Lower than Winning Bid Amount

No. of Properties	Amount of Increase
30	Up to \$5,000
11	\$5,001 - \$10,000
9	\$10,001 - \$20,000
8	\$20,001 - \$30,000
1	\$30,001 - \$40,000
1	\$40,001 - \$50,000
1	\$50,001 - \$100,000
4	Greater than \$100,000
65	

No increase/decrease: 4 properties

Most of the properties with the highest 2015 market values, as shown below, are located within the west of Broad area in which demand for Temple student rental housing was high. All but three of these highest-value properties were sold in bid packages, rather than individually.



CAPTION: 1504 Brown Street (LEFT)



CAPTION: 3026 West Girard Avenue (RIGHT)

Highest Market Values, 2015

Properties Sold Individually and in Bid Packages

Address	Market Value
1723 Master Street	\$635,000
1504 Brown Street *	\$586,300
1709 Willington Street	\$500,200
1526 Willington Street	\$488,400
1514 Willington Street	\$487,700
1727 North Gratz Street	\$452,700
2031 North 19th Street	\$450,000
2036 North 19th Street	\$442,800
1536 Diamond Street	\$438,700
1905 North 18th Street	\$438,400
1851 North Bouvier Street	\$434,000
1819 North Bouvier Street	\$412,700
3026 West Girard Avenue	\$406,900
2011 North Woodstock Street	\$400,000
2034 North Woodstock Street	\$400,000
2030 North 18th Street	\$384,000
1731 North Gratz Street *	\$379,000
1707 Arlington Street	\$376,800
1709 Arlington Street	\$376,800
2006 North 18th Street	\$370,900
2705 Cambridge Street	\$352,500
1710 Arlington Street	\$339,600
844 East Thompson Street *	\$331,100
1802 Master Street	\$278,800
1407 North Bouvier Street	\$274,400
904 North 16th Street, #3R	\$250,900
906 North 16th Street, #3R	\$250,900

* Properties sold individually; all others in bid packages.

Taxable Market Value & Tax Delinquency

As a result of the auctions, a total of \$25, 140,800 in formerly tax-exempt real estate is now subject to property taxes. As of December 2015, tax delinquency associated with the auctioned properties totalled only \$142,178, with 301 of the 494 properties current in taxes.

Taxable Market Value and Tax Delinquency

Tax Balances, as of December 2015

Amount	No. of Properties
No Tax Balance	301
< \$200	65
\$201 - \$500	35
\$501 - \$1,000	53
\$1,001 - 2,000	27
> \$2,000	13
Total	494

Code Violations & Building Permits

As of December 2015, building permits had been approved for 227 of the properties sold at auction; 207 of these properties had no code violations.

A total of 61 properties were recorded as having code violations as of the end of 2015. Most properties had only one violation, and only three properties had three or more. Twenty of these 61 properties had also obtained building permits.

Code Violations

No. of Violations	No. of Properties with this Many Violations
1	39
2	19
3	2
4	1
Total	61

Vacant Lot Characteristics

A total of 105 properties appear to be vacant lots (i.e., properties for which there is neither a “Taxable Building” or and “Exempt Building” entry in the OPA records).

Between 2012 and 2015, some of these lots were resold for amounts higher than the winning bids for which they had been purchased, as shown below. Several of these lots are adjacent to other vacant lots, and the more recent buyers may have been seeking to aggregate these properties with others in order to assemble larger development sites.

Vacant Lot Resales in Excess of Winning Bid Amounts

	Winning Bid Amount	Sale Date	Sale Price	Sale Amount in Excess of Winning Bid Amount
2413 West Thompson Street	\$13,750	2012	\$14,156	\$406
2403 West Thompson Street	\$13,750	2012	\$20,350	\$6,600
2047 Master Street	\$8,250	2012	\$15,218	\$6,968
2844 North 11th Street	\$16,500	2012	\$24,122	\$7,622
2727 Warnock Street	\$16,500	2012	\$24,122	\$7,622
2244 North 3rd Street	\$6,600	2014	\$15,000	\$8,400
1728 South 5th Street	\$40,700	2014	\$50,000	\$9,300
1333 South Bouvier Street	\$55,000	2015	\$70,000	\$15,000
5811 East Wister Street	\$3,000	2013	\$23,000	\$20,000



**CAPTION: 2413 West
Thompson Street (LEFT)**

**2047 Master Street
(BELOW)**



As shown below, property taxes are current with respect to 62 of the 105 lots, and another 23 of them have negligible property tax delinquency (i.e., less than \$100). Permits were approved for 17 of the lots, and 45 of them have at least one code violation.

Vacant Lot Tax Delinquency, Code Violations, Permits Issued

Tax Delinquency

Amount of Tax Delinquency	No. of Properties
none	62
Less than \$100	23
\$101 - \$500	20
Total	105

Appendix

Although unrelated to the PHA auctions, a 2015 auction of other publicly-owned vacant properties by the Philadelphia Redevelopment Authority (PRA) provides an interesting counterpoint to PHA's experience.


At the request of 1st District Councilperson Mark F. Squilla, PRA staff researched the status of 230 vacant properties owned by city-affiliated agencies and located within the 1st District, which extends from the eastern portion of South Philadelphia north along the Delaware River, including parts of Center City, Fishtown, Kensington, Port Richmond, and Frankford. Through this research, the PRA and Councilperson Squilla identified 183 properties that would be suitable for auction. The auction list consisted primarily of vacant lots, with a small number of vacant row houses and two industrial buildings.

Like PHA, PRA engaged a private firm to conduct the auction. In coordination with PRA, the auctioneer launched email blasts, posted signs on individual properties, and published advertisements in local and national media. Prospective bidders could preregister online or register in person on the auction date.

The PRA auction differed from the PHA auctions in several respects. No properties were offered in bid packages. A \$2,500 deposit was required in order to reserve eligibility to bid. A winning bidder was required to provide evidence of the ability to secure the level financing needed to complete development. As with the PHA auctions, failure to develop would result in a loss of property ownership.

About two hundred people attended the auction. For many properties, the PRA received bids in amounts greater than market value. Fewer than ten properties received no bids. About three quarters of the participants were from outside Philadelphia—mostly from New Jersey and New York.

Winning bidders were required to wait several months for the transfer of property deeds, during which time they would be subject to further vetting of financial capability and other qualifications prior to PRA board approval of the transaction. For highly qualified



winning bidders, it was anticipated that this process would take four to six months; the process was expected to take more time for winning bidders with less concrete plans to finance and/or redevelop. In the event that a winning bidder is unable to document financing and development capability to the PRA's satisfaction within one year, the transaction would be cancelled.

The PRA and Councilperson Squilla viewed this experience as successful, in light of the level of participation at the auction, the high winning bids received for some properties, and the conveyance of a significant number of vacant properties to private ownership, for subsequent development.

Exhibit A

Address	Owner	Sale Amount
262 W. Thayer Street	Carlos Duec	\$9,900.00
2206 Amber Street	Hazard Homes LLC	\$63,800.00
844 E. Thompson Street	Norman & Marilyn Pitt	\$137,500.00
3449 N. Orianna Street	Dawoud Alabed	\$18,700.00
1504 Brown Street	Rahil A. Raza	\$198,000.00
1533 Swain Street	GNR Merav LLC	\$154,000.00
1516 Green Street	AHA Development LLC	\$423,500.00
1414 W. Toronto Street	Arthur J. Thornton	\$19,800.00
1945 Mutter Street	Dawoud Alabed	\$17,600.00
1211 N. Taylor Street	Ming McCall	\$17,600.00
3020 Cambridge Street		
3022 Cambridge Street		
3023 Cambridge Street		
3028 Cambridge Street		
3026 W. Girard Avenue		
2916 W. Thompson Street	GNR Merav LLC	\$445,500.00
1424 N. 27th Street		
1539 N. 28th Street		
2614 Ingersoll Street		
2820 W. Master Street		
2824 W. Master Street		
2516 Seybert Street		
2723 W. Stiles Street		
2721 W. Thompson Street	Zenith Real Estate, Inc.	\$148,500.00
2012 N. 32nd Street		
3033 W. Berks Street		
3038 W. Berks Street		
3112 W. Berks Street		
3000 Euclid Street		
3021 Euclid Street		
3104 Euclid Street		
3133 Euclid Street		
3228 Fontain Street		
3118 W. Montgomery Avenue		
2941 W. Norris Street		
3218 W. Norris Street		
3041 Page Street		
3118 W. Wilt Street		
3120 W. Wilt Street		
3124 W. Wilt Street	KDM PHA LLC	\$71,500.00
1942 N. Napa Street		
1944 N. Napa Street	Jerome Richardson	\$27,500.00
2335 N. 30th Street		
2345 N. 31st Street		
2120 N. 32nd Street		
2239 N. 33rd Street		
3141 W. Arizona Street		
3213 W. Arizona Street		
3031 W. Colona Street		
2135 N. Corlies Street		
3031 W. Dakota Street		

3119 W. Dauphin Street		
3041 W. Gordon Street		
2208 N. Natrona Street		
2131 N. Stanley Street		
2139 N. Stanley Street		
2914 Westmont Street		
2920 Westmont Street		
3115 Westmont Street	KDM PHA LLC	\$66,600.00
2412 N. 30th Street		
2635 N. 30th Street		
2550 N. 33rd Street		
2543 N. Douglas Street		
2441 N. Hollywood Street		
2524 N. Hollywood Street		
2522 N. Myrtlewood Street		
2539 N. Myrtlewood Street		
2422 N. Napa Street		
2438 N. Napa Street		
2448 N. Natrona Street		
2410 N. Patton Street		
2444 N. Stanley Street		
2448 N. Stanley Street		
2511 N. Stanley Street		
2555 N. Stanley Street		
2640 N. Stanley Street	LVC T-Class Realty, LLC	\$69,300.00
2626 N. 29th Street		
2632 N. 29th Street		
2640 N. 29th Street	LVC B-Class Realty, LLC	\$40,700.00
2454 N. 28th Street		
2561 N. 28th Street		
2825 W. Albert Street		
2844 W. Albert Street		
2710 W. Cumberland Street		
2149 N. Dover Street		
2411 W. Harold Street		
2437 W. Harold Street		
2813 W. Harold Street		
2835 W. Harold Street		
2837 W. Huntingdon Street		
2143 N. Marston Street		
2414 N. Marston Street		
2434 N. Marston Street		
2444 N. Marston Street		
2445 N. Marston Street		
2127 N. Newkirk Street		
2437 N. Newkirk Street		
2518 N. Newkirk Street		
2513 W. Oakdale Street	Atlantic Property Venture, Inc.	\$73,260.00
2544 N. 25th Street		
2548 N. 25th Street		
2552 N. 25th Street	PHB3, LLC	\$27,500.00
2321 N. Opal Street		
2409 N. Opal Street		

2427 N. Opal Street		
2437 N. Opal Street		
2511 N. Opal Street		
2147 N. Uber Street		
2339 N. Van Pelt Street		
2340 N. Van Pelt Street		
2208 N. Woodstock Street	Buy House LLC	\$39,600.00
2405 N. 15th Street		
2530 N. 15th Street		
2744 N. 15th Street		
2754 N. 15th Street		
2502 N. 16th Street		
2656 N. 16th Street		
2261 N. 17th Street		
2609 N. 17th Street		
2245 N. Bancroft Street		
2443 N. Bancroft Street		
2459 N. Bancroft Steet		
2529 N. Bancroft Street		
2534 N. Bancroft Street		
2404 N. Chadwick Street		
2448 N. Chadwick Street		
2456 N. Chadwick Street		
2511 N. Chadwick Street		
2531 N. Chadwick Street		
2536 N. Chadwick Street		
2545 N. Chadwick Street		
2618 N. Chadwick Street		
2626 N. Chadwick Street	Umbrella Properties LLC	\$71,500.00
1534 W. Dauphin Street	1534 W. Dauphin St LLC	\$27,500.00
1536 Diamond Street	1536 W. Diamond St LLC	\$154,000.00
2559 N. Mole Street	1534 W. Dauphin St LLC	\$7,700.00
2221 N. Sydenham Street	2221 N. Sydenham St LLC	\$55,000.00
1424 W. York Street	1424 W. York St LLC	\$33,000.00
1609 W. York Street	1424 W. York St LLC	\$33,000.00
2403 N. Carlisle Street		
2422 N. Carlisle Street	Elebah, Inc.	\$44,000.00
1905 N. 18th Street		
2006 N. 18th Street		
2030 N. 18th Street		
2031 N. 19th Street		
2036 N. 19th Street		
2006 N. 20th Street		
1705 N. 21st Street		
1839 N. 22nd Street		
1707 Arlington Street		
1709 Arlington Street		
1710 Arlington Street		
1819 N. Bouvier Street		
1851 N. Bouvier Street		
1727 N. Gratz Street		
2041 N. Lambert Street		
1805 N. Van Pelt Street		

1807 N. Van Pelt Street		
1808 N. Van Pelt Street		
1943 N. Van Pelt Street		
1514 Willington Street		
1526 Willington Street		
1709 Willington Street		
2011 N. Woodstock Street		
2034 N. Woodstock Street	Wiltshire Equity, LLC	\$1,292,500.00
1723 W. Master Street		
1802 W. Master Street		
1818 Seybert Street		
1721 W. Thompson Street		
2047 Turner Street	Gratz Street Condo, LLC	\$192,500.00
1407 N. Bouvier Street		
1415 N. Bouvier Street		
1711 Ingersoll Street		
1718 Ingersoll Street		
1724 Ingersoll Street		
1736 Ingersoll Street		
1933 Nicholas Street		
1720 Seybert Street		
1603 W. Stiles Street		
1609 W. Stiles Street	USREP, LLC Series 1	\$192,500.00
904 N. 16th Street		
906 N. 16th Street	Trinity Realty Partners, LLC	\$187,000.00
1557 N. 9th Street		
1418 N. Marshall Street		
1725 N. Marshall Street		
612 W. Master Street	Wow Property LLC	\$93,500.00
2160 N. 7th Street		
2204 N. 7th Street		
2222 N. 7th Street		
2120 N. 8th Street		
2140 N. 8th Street		
2154 N. 8th Street		
2156 N. 8th Street		
2223 N. 8th Street		
627 Diamond Street		
815 Diamond Street		
2109 N. Franklin Street		
2150 N. Franklin Street		
2157 N. Franklin Street	Habesha Investment Co.	\$132,000.00
2057 N. 9th Street		
2147 N. 9th Street		
2149 N. 9th Street		
2254 N. 9th Street		
2172 N. Darien Street		
2211 N. Delhi Street		
2115 N. Percy Street		
2122 N. Percy Street		
2129 N. Percy Street		
2145 N. Percy Street	Zenith Real Estate, Inc.	\$110,000.00
2258 N. 12th Street	Temple Area Student Housing, LLC	\$25,667.00

2318 N. 12th Street	Philly Properties Group, LLC	\$25,667.00
1208 W. Dauphin Street	Temple Area Student Housing, LLC	\$25,666.00
2517 N. 11th Street		
2438 N. Delhi Street		
621 W. York Street		
714 W. York Street	Franklin Tate	\$16,500.00
2551 N. Jessup Street		
2601 N. Sartain Street		
931 W. York Street	Anthony Chestnut	\$16,500.00
2618 N. 11th Street		
2620 N. 11th Street		
2622 N. 11th Street	Wilson's Elevent, LLC	\$13,750.00
2607 N. 6th Street		
2527 N. 7th Street		
2552 N. 8th Street		
2615 N. 8th Street		
2535 N. 9th Street		
627 W. Cumberland Street		
635 W. Cumberland Street		
637 W. Cumberland Street		
2545 N. Franklin Street		
2546 N. Franklin Street		
620 W. Huntingdon Street		
634 W. Huntingdon Street		
715 W. Huntingdon Street		
717 W. Huntingdon Street		
818 W. Huntingdon Street		
2550 N. Marshall Street	Pedro Palmer & Francis Henriquez Disla	\$55,000.00
3120 N. 8th Street		
718 W. Cambria Street	Rafael Mulero & Edwin Feliciano	\$12,000.00
314 W. Cambria Street	Daniel Vazquez	\$7,000.00
3338 N. 5th Street		
615 W. Clearfield Street		
3148 N. Darien Street		
2126 N. Randolph Street		
3226 N. Randolph Street		
900 W. Seltzer Street		
808 W. Somerset Street		
3115 N. Wendle Street	NCS Real Estate	\$11,000.00
1952 W. Hilton Street		
2011 W. Stella Street	KOD Properties, LLC	\$16,500.00
227 W. Berkley Street		
217 E. Bringham Street		
16 E. Collom Street		
40 W. Reger Street		
5134 Sheldon Street		
210 Zeralda Street	Lois D. Malone	\$55,000.00
5847 Lena Street		
5834 Wakefield Street	Samuel Ballard	\$38,500.00
5811 E. Wister Street	HSG Solutions, LLC	\$3,000.00
2456 N. 4th Street		
2513 N. 4th Street		

2515 N. 4th Street	NCS Real Estate	\$59,000.00
2422 N. Lawrence Street		
2541 N. Lawrence Street	JTV.RE.LLC	\$40,000.00
1264 N. 23rd Street		
1331 N. 23rd Street		
1406 N. 23rd Street		
2400 Harlan Street		
2116 W. Master Street		
2326 Stewart Street	Blissful Enterprises, LLC	\$55,000.00
2844 N. 11th Street		
2728 N. Marvine Street		
2727 N. Warnock Street	Mark Comerota	\$16,500.00
2408 N. 9th Street		
2410 N. 9th Street		
2412 N. 9th Street		
2414 N. 9th Street		
2416 N. 9th Street		
2418 N. 9th Street	Cizo Properties, LLC	\$44,000.00
2416 N. Fairhill Street		
2427 N. Fairhill Street		
2465 N. Fairhill Street		
2425 N. Reese Street	2741 Investments, LLC	\$49,500.00
2440 Ingersoll Street		
2454 Ingersoll Street		
2446 Sharswood Street	Redeemed Christian Church of God Living Spirit	\$27,500.00
2217 W. Oxford Street		
2318 Turner Street	Tanesha Manning-Edens	\$11,000.00
2330 Seybert Street		
2442 Seybert Street		
2337 W. Thompson Street		
2406 W. Thompson Street	Zenith Real Estate, Inc.	\$49,500.00
1016 S. 19th Street	Titan Acquisitions LLC	187,000.00
2105 Catharine Street	Carusone Ventures, LLC	\$192,500.00
5320 Lena Street	Mohamed Aly Elkhashab & Abdoulazize Seyni Daouda	\$33,000.00
2053 S. Alden Street	Joseph Rowland	\$19,800.00
1828 S. Vodges Street	Almaz Tekeste & Bereketab Tesfazghi	\$9,900.00
1845 S. Conestoga Street	Steven & Elizabeth Cunningham	\$12,100.00
1735 S. Yewdall Street	Folasade & Allen Odeniyi	\$7,700.00
5540 Angora Terrace	Marc Singleton	\$19,800.00
6043 Regent Street	Folasade & Allen Odeniyi	\$7,700.00
919 W. Fisher Avenue	Two Wow Properties LLC	\$34,100.00
908 W. Rockland Street	Chester Baugh	\$33,000.00
4826 N. 10th Street	Khalil Banks	\$22,000.00
4806 N. 9th Street	Two Wow Properties LLC	\$30,800.00
4935 N. Smedley Street	Nydia Shomo	\$18,700.00
3431 N. Marshall Street	Rosa Montijo	\$13,750.00
3417 N. Judson Street	KOD Properties, LLC	\$11,000.00
3557 N. Marshall Street	Nina Israel	\$17,600.00
881 N. Moss Street	Kylla Herbert	\$7,700.00
213 N. Horton Street	Deborah Gorlin	\$16,500.00
3130 N. Hartville Street	Sonia Alicea	\$13,200.00
2247 N. Franklin Street	Cizo Properties, LLC	\$8,800.00

2202 N. Franklin Street	Marzoq Yahya	\$23,100.00
2208 N. Franklin Street	Cizo Properties, LLC	\$13,200.00
2206 N. Franklin Street	Cizo Properties, LLC	\$15,400.00
2204 N. Franklin Street	Cizo Properties, LLC	\$28,600.00
3021 N. Marvine Street	Tanesha Manning-Edens	\$8,800.00
3135 N. 13th Street	AEZI Properties, LLC	\$8,800.00
2275 N. Bancroft Street	Ekram Muktar	\$15,400.00
2351 N. 16th Street	Samuel Ballard	\$19,800.00
2347 N. 16th Street	Tito & Lashay Ghana Cobb	\$38,500.00
2429 N. Cleveland Street	Abubeker Real Estate, Inc.	\$12,100.00
2434 N. Cleveland Street	Abubeker Real Estate, Inc.	\$13,750.00
2412 N. Cleveland Street	Ebssa Muktar	\$19,250.00
1627 Francis Street	Rising Investment LLC	\$93,500.00
3019 Cambridge Street	Adrienne Finger	\$99,000.00
3031 Cambridge Street	Joseph Pizzo	\$82,500.00
3017 Cambridge Street	David Finger	\$94,600.00
1006 Green Street	Donna Li	\$143,000.00
711 W. Thompson Street	Sikhwinder Singh	\$46,750.00
713 W. Thompson Street	Sikhwinder Singh	\$44,000.00
1523 N. 9th Street	Teach Solais N. 9th St., LP	\$60,500.00
1521 N. 9th Street	Teach Solais N. 9th St., LP	\$30,250.00
1519 N. 9th Street	Teach Solais N. 9th St., LP	\$41,250.00
1517 N. 9th Street	Teach Solais N. 9th St., LP	\$52,250.00
1525 N. 9th Street	Teach Solais N. 9th St., LP	\$19,250.00
1229 N. 16th Street	Rising Investment LLC	\$90,750.00
1306 N. 22nd Street	Macic LLC	\$19,250.00
2403 W. Thompson Street	Land Exercise, LLC	\$13,750.00
2413 W. Thompson Street	Land Exercise, LLC	\$13,750.00
2242 Seybert Street	Patricia Benson	\$22,000.00
1413 W. Jefferson Street	Teach Solais Jefferson St., LP	\$357,500.00
1541 N. 33rd Street	Blissful Enterprises, LLC	\$44,000.00
1630 W. Cabot Street	Briscoe Enterprise, LLC	\$9,000.00
1731 N. Gratz Street	1731 N. Gratz Street, LP	\$99,000.00
1733 N. 21st Street	Two Wow Properties LLC	\$33,000.00
1737 N. Bailey Street	Mark Beckham	\$16,500.00
3033 W. Susquehanna Avenue	Kirkpatrick & Karen Wallace	\$11,000.00
2738 W. Master Street	MMB SFP II, LLC	\$19,250.00
2047 W. Master Street	Atom Analysis and Logic	\$8,250.00
2129 W. Master Street	Atom Analysis and Logic	\$16,500.00
4840 N. 7th Street	Eric M. Gore	\$13,400.00
4075 Wallace Street	Kylla Herbert	\$19,250.00
668 N. 42nd Street	Mohamed Aly Elkhshab & Abdoulazize Seyni Daouda	\$22,000.00
4283 Mantua Avenue	Nathaniel Carter	\$12,100.00
2723 W. Albert Street	Mark Beckham	\$13,200.00
3114 W. Arizona Street	Antoine Hanton	\$5,500.00
3119 W. Arizona Street	Harvey Lee Bellamy	\$5,500.00
3140 W. Arizona Street	Dean Baptiste	\$4,400.00
2031 Bambrey Street	Harold Haughton	\$8,800.00
2509 Bancroft Street	Karen Nichelson	\$6,600.00
2414 N. Bouvier Street	Vendetta Stephens & Sharrod Williams	\$9,000.00

2429 N. Bouvier Street	Vendetta Stephens & Sharrod Williams	\$12,000.00
2431 N. Bouvier Street	Rupert Barrett	\$7,700.00
2436 N. Bouvier Street	Alexis Investment Group, LLC	\$7,700.00
2463 N. Bouvier Street	Alexis Investment Group, LLC	\$5,500.00
2464 N. Bouvier Street	Alexis Investment Group, LLC	\$6,600.00
1333 S. Bouvier Street	LIPI Corporation	\$55,000.00
2705 Cambridge Street	PG Building Group, LP	\$83,600.00
3109 Cecil B. Moore Avenue	Solid Foundation, LLC	\$37,400.00
605 Cecil B. Moore Avenue	Lisa Coakley	\$44,000.00
2412 N. Chadwick Street	Alexis Investment Group, LLC	\$9,900.00
2447 N. Cleveland Street	Dwayne Jones	\$9,900.00
2407 N. Colorado Street	Alexis Investment Group, LLC	\$11,000.00
2442 N. Colorado Street	Alexis Investment Group, LLC	\$9,900.00
2458 N. Colorado Street	Darnell Vines	\$6,600.00
2433 N. Corlies Street	Mikeal Story	\$8,800.00
2455 N. Corlies Street	Clarence A. Moore & Ronne Whaley	\$13,200.00
1707 N. Croskey Street	Sarita Sheed	\$7,700.00
1817 N. Croskey Street	Christopher Dawkins	\$14,300.00
1908 N. Croskey Street	Lindsey Samsi	\$14,300.00
1955 N. Croskey Street	Darnetta Arce	\$11,000.00
1965 N. Croskey Street	Jade Cheiracanthium, LLC	\$6,600.00
3223 W. Dakota Street	Khalid Carr	\$12,100.00
3119 W. Dauphin Street	Robin Cooper	\$15,400.00
634 Diamond Street	Lisa Coakley	\$60,500.00
2456 N. Dover Street	Donald, Domonique & Dennis Truesdale	\$4,400.00
2015 N. Etting Street	Laverne Simms	\$9,900.00
2016 N. Franklin Street	Samuel & Lorraine Bennett	\$9,900.00
2249 N. Franklin Street	Gail Lloyd	\$5,500.00
4845 N. Franklin Street	Elias Torres	\$5,500.00
5101 Funston Street	Trinadh Bylapudi as Trustee for 5101 Funston Street Land Trust	\$6,600.00
2036 W. Glenwood Avenue	Acia & Irish Gay	\$18,700.00
2060 W. Glenwood Avenue	Jernell John	\$15,400.00
2455 N. Gratz Street	Shawn Murray	\$8,800.00
2542 N. Gratz Street	OCD Investments, LLC	\$11,000.00
2553 N. Gratz Street	OCD Investments, LLC	\$12,100.00
2019 W. Hagert Street	Trinadh Bylapudi as Trustee for 2019 W. Hagert Street Land Trust	\$6,600.00
3138 N. Hartville Street	Trinadh Bylapudi as Trustee for 3138 N. Hartville Street Land Trust	\$7,700.00
2747 N. Hicks Street	Jamal Pitchford	\$4,400.00
1721 W. Huntingdon Street	Kareem Odrick	\$5,500.00
2546 N. Hutchinson Street	Alexander Burnett	\$2,200.00
1428 Kerbaugh Street	STR-8-HAND Management, Inc.	\$12,100.00
1455 Kerbaugh Street	Terrance Jenkins	\$2,200.00
3416 Marshall Street	Leoni Fred	\$8,800.00
2125 N. Marston Street	Shakee Johnson	\$6,600.00
2440 N. Marston Street	Robert Reid, Jr.	\$9,900.00
2526 N. Marston Street	Jade Cheiracanthium, LLC	\$6,600.00
2540 N. Marston Street	Terence Jones	\$11,000.00
3115 Morse Street	Wardell Kelly	\$2,200.00
1951 N. Napa Street	Donald, Domonique & Dennis Truesdale	\$7,700.00
2515 N. Napa Street	Khalid Carr	\$6,600.00

2462 N. Natrona Street	LB Bound Elite	\$2,200.00
305 W. Norris Street	Joseph & Maravic Wright	\$4,400.00
1102 North Street	Builder and Son Inc.	\$36,300.00
2237 Page Street	Miranda Welch	\$8,800.00
2524 Page Street	Christopher Dawkins	\$3,300.00
2537 Page Street	Trinadh Bylapudi as Trustee for 2537 Page Street Land Trust	\$2,200.00
3114 Page Street	Carol Wayne, LLC	\$11,000.00
3125 Page Street	Habana Holding Company	\$2,200.00
2348 N. Park Avenue	Temple Properties, LLC	\$77,000.00
1917 N. Patton Street	Donald, Domonique & Dennis Truesdale	\$18,700.00
4019 N. Reese Street	Samuel Ballard	\$12,100.00
5324 Reinhard Street	Good Eye Development Group, LLC	\$24,200.00
2542 Ridge Avenue	Dwight D. Franks	\$24,200.00
2515 W. Seltzer Street	John Jacobs	\$4,400.00
2518 W. Seltzer Street	Shakee Johnson	\$2,200.00
2624 W. Seltzer Street	Pamela A. Scott	\$7,700.00
2203 W. Sergeant Street	Latifa Summers	\$14,300.00
1521 Seybert Street	Temple Properties, LLC	\$34,100.00
2613 W. Silver Street	Shamika Burnett	\$8,800.00
1920 N. Stanley Street	BJD Investments, LLC	\$12,100.00
2560 N. Stanley Street	Christopher Dawkins	\$7,700.00
2600 N. Stanley Street	Dana Brooks	\$8,250.00
2111 W. Susquehanna Avenue	P.E. Mustang Properties LLC	\$25,300.00
1840 N. Taylor Street	Jade Cheiracanthium, LLC	\$7,700.00
1864 N. Taylor Street	Veronica Love & Joel A. Hobson	\$11,000.00
1829 S. Vodges Street	GOF, LLC	\$4,400.00
5911 Warrington Street	Ka Pang	\$37,400.00
215 W. Wishart Street	Mara Barada	\$25,300.00
623 W. York Street	Francis Henriquez Disla	\$2,200.00
2733 N. 2nd Street	Luz Maria Navarro	\$19,800.00
2130 N. 3rd Street	Terrance Jenkins	\$3,300.00
2134 N. 3rd Street	Resan, LLC	\$2,200.00
2244 N. 3rd Street	GOF, LLC	\$6,600.00
2416 N. 3rd Street	Mario Gutierrez	\$2,200.00
2422 N. 3rd Street	Mario Gutierrez	\$5,500.00
2424 N. 3rd Street	Mario Gutierrez	\$3,300.00
2422 N. 4th Street	P.E. Mustang Properties LLC	\$17,600.00
1728 S. 5th Street	Yuan Sheng Properties, LLC	\$40,700.00
1721 N. 21st Street	Negash A. Aberra	\$9,900.00
1723 N. 21st Street	Negash A. Aberra	\$14,300.00
2118 N. 21st Street	Alexis Investment Group, LLC	\$16,500.00
2126 N. 21st Street	Alexis Investment Group, LLC	\$22,000.00
2145 N. 21st Street	Negash A. Aberra	\$4,400.00
2237 N. 21st Street	Negash A. Aberra	\$12,100.00
2249 N. 21st Street	Unified Properties, LLC	\$20,900.00
2304 N. 21st Street	Negash A. Aberra	\$9,900.00
5155 Funston Street	Jessica Meyers	\$8,800.00
2443 N. 28th Street	Robin P. Cooper	\$17,600.00
2461 N. 29th Street	Donald, Domonique & Dennis Truesdale	\$44,000.00
3135 W. Arizona Street		

3005 Clifford Street		
1940 N. 22nd Street		
1938 N. 22nd Street		
2116 N. 31st Street	CRUD, LLC	\$31,900.00
2133 N. Marston Street		
2143 N. Marston Street		
2946 Mutter Street		
2402 Newkirk Street		
2311 N. Van Pelt Street		
523 W. York Street		
2318 N. 3rd Street		
2352 N. 3rd Street		
2326 N. 3rd Street		
2350 N. Opal Street	Mongue, LLC	\$17,596.00
2028 S. 61st Street		
5102 Master Street		
2212 N. 3rd Street	Amkor Service LLC	\$6,600.00
1802 N. Ringgold Street		
1804 N. Ringgold Street		
1824 N. Ringgold Street		
1826 N. Ringgold Street		
1828 N. Ringgold Street	Equity Trust Company Custodian FBO Z138306	\$11,890.00
2114 N. 32nd Street		
2346 N. 3rd Street		
2122 N. 32nd Street		
2334 N. 3rd Street	Jennifer Brown-Dawson	\$18,700.00
2628 N. 11th Street		
1830 N. 21st Street		
2427 N. 19th Street		
2425 N. 19th Street	EG Homes, LLC	\$8,800.00

Notes

1| Vernon Clark, “More than 500 come out for 1st PHA real estate auction,” The Philadelphia Inquirer, November 16, 2011 (http://articles.philly.com/2011-11-16/news/30406120_1_properties-bidder-card-first-auction) and Jennifer Lin, “PHA to auction off vacant houses,” The Philadelphia Inquirer, June 20, 2013 (http://articles.philly.com/2013-06-20/news/40095801_1_kelvin-jeremiah-pha-greater-grays-ferry-estates).

2| Vernon Clark, “More than 500 come out for 1st PHA auction.”

3| Valerie Russ, “Franciville in Transition, Philadelphia Daily News, July 18, 2013.

4| Kevin C. Gillen, Ph.D. and John A. Westrum, Fiscal Analysis of Philadelphia’s Ten-Year Property Tax Abatement, p. 4.

5| Cherri Gregg and Syma Chowdhry, Temple University’s New Highrise Dorm Opens To Student Rave Reviews, CBS Philly, August 20, 2013.