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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1332 Session of  
2024

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INTRODUCED BY STREET, FONTANA, COSTA AND BREWSTER,  
SEPTEMBER 27, 2024

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REFERRED TO STATE GOVERNMENT, SEPTEMBER 27, 2024

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to the  
3 Philadelphia Housing Authority certain lands situate in the  
4 City of Philadelphia, Philadelphia County.

5 The General Assembly of the Commonwealth of Pennsylvania  
6 hereby enacts as follows:

7 Section 1. Conveyance in City of Philadelphia, Philadelphia  
8 County.

9 (a) Authorization.--The Department of General Services, with  
10 the approval of the Governor, is hereby authorized on behalf of  
11 the Commonwealth of Pennsylvania to grant and convey to the  
12 Philadelphia Housing Authority certain land and buildings  
13 situate in the City of Philadelphia, Philadelphia County, for  
14 \$50,000.

15 (b) Property description.--The property to be conveyed under  
16 subsection (a) consists of approximately 1.71 acres and  
17 improvements thereon, bounded and more particularly described as  
18 follows:

19 ALL THOSE CERTAIN Lots or pieces of ground with the buildings

1 and improvements thereon erected, situate in the Twenty-ninth  
2 Ward of the City of Philadelphia, and described as follows:

3 One Thereof, Beginning at the point of intersection of the  
4 Southerly side of South College Avenue and the Northerly side of  
5 Poplar Street; thence extending Eastwardly along the said  
6 Southerly side of South College Avenue, Seven hundred seventeen  
7 feet ten and three-eighths inches more or less, to a point on  
8 the Westerly side of Twenty-second Street; thence extending  
9 Southwardly along said Westerly side of Twenty-second Street,  
10 Two hundred twenty-one feet five inches more or less, to a point  
11 on the Northerly side of Poplar Street; thence extending along  
12 said Northerly side of Poplar Street Westwardly Six hundred  
13 eighty-one feet seven inches more or less, to the Southerly side  
14 of South College Avenue, and place of beginning.

15 Another Thereof, Beginning at a point of intersection of the  
16 Southerly side of South College Avenue and the Easterly side of  
17 Twenty-second Street; thence extending Eastwardly along the  
18 Southerly side of said South College Avenue Five hundred sixty-  
19 four feet four and five-eighths inches more or less, to a point  
20 on the Southerly side of Girard Avenue; thence extending  
21 Eastwardly along said Southerly side of Girard Avenue, One  
22 hundred sixty-nine feet four and seven-eighths inches more or  
23 less, to a point on the Westerly side of Corinthian Avenue;  
24 thence extending Southwardly along said Westerly side of  
25 Corinthian Avenue, Four hundred fourteen feet five-eighths of an  
26 inch more or less to a point on the Northerly side of Poplar  
27 Street; thence Westwardly along the Northerly side of Poplar  
28 Street, Seven hundred fifteen feet four and seven-eighths inches  
29 more or less, to a point on the Easterly side of Twenty-second  
30 Street; thence extending Northwardly along said Easterly side of

1 Twenty-second Street, Two hundred forty feet ten and seven-  
2 eighths inches, more or less, to South College Avenue and place  
3 of beginning.

4 BEING known as 2100 West Girard Avenue.

5 Being inter alia the same premises which The Lankenau  
6 Hospital, a Corporation of the Commonwealth of Pennsylvania by  
7 Deed dated 7/9/1952 and recorded 7/11/1952 in Philadelphia  
8 County in Deed Book MLS 152 Page 372 conveyed unto The General  
9 State Authority, a Public Corporation and Governmental  
10 Instrumentality of the Commonwealth of Pennsylvania, its  
11 Successors and Assigns, in fee.

12 KNOWN AS the former Philadelphia Nursing Home, 2100 W. Girard  
13 Avenue, Philadelphia, PA 19130, TAX ID # 881444600

14 CONTAINING 1.71-acres, more or less.

15 (c) Subject to certain matters.--The conveyance shall be  
16 made under and subject to all lawful and enforceable easements,  
17 servitudes, and rights of others, including, but not confined  
18 to, streets, roadways and rights of any telephone, telegraph,  
19 water, electric, gas or pipeline companies, as well as under and  
20 subject to any lawful and enforceable estates or tenancies  
21 vested in third persons appearing of record, for any portion of  
22 the land or improvements erected thereon.

23 (d) Prohibited use.--Any conveyance authorized under this  
24 act shall be made under and subject to the condition, which  
25 shall be contained in the deed of conveyance, that no portion of  
26 the property conveyed shall be used as a licensed facility, as  
27 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any  
28 other similar type of facility authorized under State law. The  
29 condition shall be a covenant running with the land and shall be  
30 binding upon the grantee, its successors and assigns. Should the

1 grantee, its successors or assigns, permit any portion of the  
2 property authorized to be conveyed in this act to be used in  
3 violation of this subsection, the title shall immediately revert  
4 to and revest in the grantor.

5 (e) Use restriction.--Any conveyance authorized under this  
6 act shall be made under and subject to the condition that the  
7 Philadelphia Housing Authority, its successors and assigns,  
8 shall develop the property solely as a senior living facility  
9 and a mixed-income affordable housing project, which may include  
10 a mixed-use component to support the underlying affordable  
11 housing development, such development to be completed, as  
12 evidenced by issuance of a certificate of occupancy for each  
13 component of the development, within five years after the date  
14 of conveyance. If such development cannot be completed within  
15 such period with the exercise of due diligence, the Department  
16 of General Services may authorize a longer period for  
17 completion, not to exceed 10 years. Should the Philadelphia  
18 Housing Authority, or its successors or assigns, develop the  
19 property for any other purpose, or not complete the development  
20 within the time provided, the property shall, at the Department  
21 of General Service's election, revert and revest in the  
22 Commonwealth of Pennsylvania. This provision is intended to  
23 create a fee simple subject to a condition subsequent. This  
24 condition shall terminate upon the first to occur of the  
25 following:

26 (1) on the date of completion of the development as  
27 evidenced by issuance of certificates of occupancy for each  
28 component of the project;

29 (2) the reversion of the property to the Commonwealth of  
30 Pennsylvania; or

1           (3) the waiver by the Department of General Services of  
2 the reversion.

3           (f) Conditions and restrictions.--The Secretary of General  
4 Services may include in the deed of conveyance any covenants,  
5 conditions or restrictions on the property as determined to be  
6 in best interests of the Commonwealth.

7           (g) Sublease termination.--The conveyance authorized by this  
8 act shall be conditioned upon the termination of the existing  
9 sublease (LML 1976-1) between the Commonwealth of Pennsylvania  
10 and the City of Philadelphia effective as of the date of the  
11 conveyance.

12           (h) Easements.--The Department of General Services is hereby  
13 authorized, on behalf of the Commonwealth of Pennsylvania, to  
14 grant any easements benefiting the property to be conveyed, or  
15 to retain any easements from the property to be conveyed, as the  
16 Secretary of General Services shall determine to be necessary or  
17 appropriate.

18           (i) Deed.--The conveyance shall be made by a special  
19 warranty deed to be executed by the Secretary of General  
20 Services in the name of the Commonwealth of Pennsylvania.

21           (j) Costs and fees.--Costs and fees incidental to this  
22 conveyance shall be borne by the grantee.

23           (k) Alternative disposition.--If this conveyance is not  
24 executed within 24 months after the effective date of this  
25 subsection, the property may be disposed of by a competitive  
26 bidding process in accordance with section 2405-A of the act of  
27 April 9, 1929 (P.L.177, No.175), known as The Administrative  
28 Code of 1929, except that no property disposition plan shall be  
29 required.

30           (l) Proceeds.--The proceeds from the conveyance authorized

1 by this section shall be deposited into the General Fund.

2 Section 2. Effective date.

3 This act shall take effect immediately.