



CITY OF PHILADELPHIA

Office of the Managing Director
Tumar Alexander
Managing Director

1401 John F. Kennedy Boulevard
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Philadelphia, PA 19102-1683

October 28, 2022

Dear Lindley Towers Tenant,

The evacuation at 1220 Lindley Avenue has been incredibly challenging and we know you are feeling the detrimental effects. There is a lot of uncertainty, with some things in our control but many others unfortunately not. The Owner is responsible for making the building safe and to determine if reentry is possible. To date, the Owner has been unreliable and prolonged the necessary steps to make reentry possible.

That's why on Friday, October 21, 2022, the City asked the court to require the Owner to obtain an engineer to determine whether reentry is possible and to what extent. While we await the outcome of our legal action against the Owner, we encourage you to plan for the likelihood that you will not be able to move back into 1220 Lindley Avenue any time soon. We realize that hearing this may be difficult to process, but we encourage you to take advantage of the resources available now to make plans to move into a more permanent living situation as soon as possible. Even with the resources we have been able to make available, we understand how challenging this situation is and that the resources alone will not bring you back to your homes. The City, with Community Legal Services, continues to advocate on your behalf to get you back what is owed.

The supports available to help you make new arrangements include the funds returned by the property owner, a financial assistance program for **eligible** residents through the City's Office of Homeless Services, and general resource counseling. Details about specific supports are as follows:

Moving Assistance Checks from Property Owner

You will need to sign and submit the Moving Assistance Agreement. Then, you should contact Jackie Silverman by email at jsilverman@sbgmanagement.com to pick up your check. Please note that if you are staying at a hotel paid for by SBG Management, you will have to leave the hotel once you pick up your check, so if you need more time to plan your next move, you should wait to pick up your check until the hotel stay expires.

If you are denied or experience another issue with receiving the full amount, you should contact Community Legal Services at ldavis@clsphila.org and the City at LawCodeEnforce@phila.gov.

Relocation with the Property Owner

If the Property Owner offers housing to tenants at other properties they own or manage, the property must meet all City requirements for rental housing. Ask the Property Owner if they have a valid rental license to collect rent from occupants and to provide a Certificate of Rental Suitability to all new tenants.

If you experience an issue with properties presented by the Owner, you should contact Community Legal Services at ldavis@clsphila.org and the City at LawCodeEnforce@phila.gov.

Rental assistance from the City of Philadelphia

You may be eligible to receive rental assistance from the City. Contact Joshua Potts, Shelter Services Administrator, at 215-686-6777 or joshua.potts@phila.gov to determine your **eligibility** to receive up to three (3) months of rental assistance. Eligibility is based on your household income, which must be at or below 30% Area Median Income (AMI) to qualify:

Household income	1 person	2 persons	3 persons	4 persons
Per month	\$1,845	\$2,108	\$2,370	\$2,633
Per year	\$22,150	\$25,300	\$28,450	\$31,600

All rental assistance payments will be paid directly to landlords. If you believe you are ineligible for assistance due to income, please contact Shelter Services (215-686-6777 or joshua.potts@phila.gov) to determine other resources.

Do you need assistance locating a new property? Landlords have shared their available property listings with the City of Philadelphia. Contact Joshua Potts to request an updated property listing. If you see a property on the listing that you would like to view, feel free to contact the landlord directly to schedule a walkthrough.

Housing and General Resource Counseling

The Urban League of Philadelphia works to help people stay in their homes. They can provide financial counseling, housing counseling, and foreclosure avoidance information. The Urban League can be contacted by phone at 215.985.3220 ext. 203 or email at housing@urbanleaguephila.org

If you have other needs like clothing replacement, replacement SNAP benefits, replacement state issued ID's, or other services, contact 3-1-1 and reference that you are a tenant of Lindley Towers, along with your question.

1220 Lindley Avenue Access Plan

It is still unknown if or when you will be able to get personal items from 1220 Lindley Avenue. Through the court process, the City established a series of deadlines for the Owner to provide specific information related to making the building safe. When the City receives this information, we will be able to let you know whether you will be able to recover your belongings. If this is possible, the City will make sure the Owner takes the necessary steps to reconnect you with your personal belongings. This includes providing a safe access plan, making contents available for 30 days once that plan is submitted, and arranging to move items for you.

As soon as any update is available, we will communicate it to you. Until then, do not attempt to enter the building as it remains unsafe to do so. You can reference the referral list for some content replacement.

Future Status of 1220 Lindley Avenue

The ultimate outcome of the building at 1220 Lindley Avenue is unknown. The Owner is responsible for developing a plan, obtaining permits, and either making safe corrections or demolition by February 1, 2023. If they do not, the city has the right to restrict all access to the building and will seek court approval to demolish the building.

Consumer Protection

If you are a tenant or prospective tenant dealing with a landlord-tenant problem, please reach out to the Office of Attorney General's Bureau of Consumer Protection online or at 800-441-2555.

Attachments

- Office of Homeless Services – Homelessness Prevention & Diversion Services Flyer
- City Resource Referral List

Managing Director,



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