

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.3

RESOLUTION NO. 2025 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
509, 511, 534 AND 536 WEST DAUPHIN STREET; 310, 313, 503 AND 505 DIAMOND STREET;
516 AND 518 EDGLEY STREET; 2305, 2307 AND 2309 NORTH LAWRENCE STREET;
2210, 2212, 2233, 2306, 2308, 2310 AND 2312 NORTH LEITHGOW STREET;
447 WEST NORRIS STREET; 2206 NORTH ORIANNA STREET;
2202 AND 2204 NORTH ORKNEY STREET;
2049, 2138, 2236, 2252 AND 2254 NORTH REESE STREET;
304, 309, 311, 323 AND 512 WEST SUSQUEHANNA AVENUE;
2054 AND 2151 NORTH FIFTH STREET
TO CIVETTA PROPERTY GROUP, LLC**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 509, 511, 534 and 536 West Dauphin Street; 310, 313, 503 and 505 Diamond Street; 516 and 518 Edgley Street; 2305, 2307 and 2309 North Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310 and 2312 North Leithgow Street; 447 West Norris Street; 2206 North Orianna Street; 2202 and 2204 North Orkney Street; 2049, 2138, 2236, 2252 and 2254 North Reese Street; 304, 309, 311, 323 and 512 West Susquehanna Avenue; and 2054 and 2151 North 5th Street (collectively, the “**Property**”) to Civetta Property Group, LLC (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Three Thousand Six Hundred and 00/100 U.S. Dollars (\$3,600.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel

will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.
Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: **November 13, 2025**

1. ADDRESS: 509, 511, 534, 536 W. Dauphin St.; 310, 313, 503, 505 Diamond St.; 516, 518 Edgley St.; 2305, 2307, 2309 N. Lawrence St.; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow St.; 447 W. Norris St.; 2202, 2204 N. Orkney St.; 2206 N. Orianna St.; 2049, 2138, 2236, 2252, 2254 N. Reese St.; 304, 309, 311, 323, 512 W. Susquehanna Ave.; 2054, 2151 N. 5th St.

2. PROPERTY INFORMATION

Zip Code: 19122, 19133	Census Tract: 015600, 016400	Council District: 7
Zoning: RM-1, RSA-5, CMX-1	Lot Area: 29,573 SF	
OPA Value: \$1,687,000	Appraised Value: \$3,320,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta Property Group, LLC	Type: Business / Legal Entity
Entity Owners: Michael Tomasetti and Brennan Mease Tomasetti	
Mailing Address: 51 N. 3rd Street, Unit 154, Philadelphia, PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: August 8, 2024	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$3,600	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 30
Units: 30 units - Residential / 0 units - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 41,250 SF	Construction Cost / sq. ft.: \$152.00
Construction Costs: \$6,891,280	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$7,508,000	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE -20% and WBE -20 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

The one City property and one PRA property are obtaining approvals to be transferred to the Land Bank.

B. Application Summary:

Civetta Property Group, LLC plans to acquire thirty-six (36) parcels and consolidate thirteen (13) to develop thirty (30) affordable single-family homes to be sold at or below 100% AMI with a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

C. Unit Details:

- 30 Total homes ranging at approximately 1,375 SF
- 15 homes will be two stories and will contain 3 bedrooms and 2 bathrooms with no basement.
- 15 homes will be three stories and will contain 3 bedrooms and 2 bathrooms with no basement
- The lots to be consolidated are: 503 and 505 Diamond Street; 309 and 311 W. Susquehanna Avenue; 516 and 518 Edgley Street; 2210 and 2212 N. Leithgow Street; 2306 and 2308 N. Leithgow Street; 2310 and 2312 N. Leithgow Street; and 2305, 2037, and 2309 N. Lawrence Street.
- Target buyers with incomes at or below 100% AMI.
- Will be eligible for the Neighborhood Preservation Initiative's Turn the Key program with a max sales price of \$280,000.
- The homes fit within the context of the neighborhood.

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): June 26, 2025; July 10, 2025 and July 24, 2025

7. STAFF RECOMMENDATION

Staff recommends the disposition of 509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2202, 2204 N. Orkney Street; 2206 N. Orianna Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; and 2054, 2151 N. 5th Street to Civetta Property Group, LLC for the development of thirty (30) affordable single-family homes eligible for the Turn the Key program.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Map
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE MAP



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03/31/25

DISTRICT 7
TTK RFP

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE PHOTOS

310 Diamond Street



313 Diamond Street



503 Diamond Street



505 Diamond Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

304 W. Susquehanna Avenue



323 W. Susquehanna Avenue



309 W. Susquehanna Avenue



311 W. Susquehanna Avenue



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

509 W. Dauphin Street



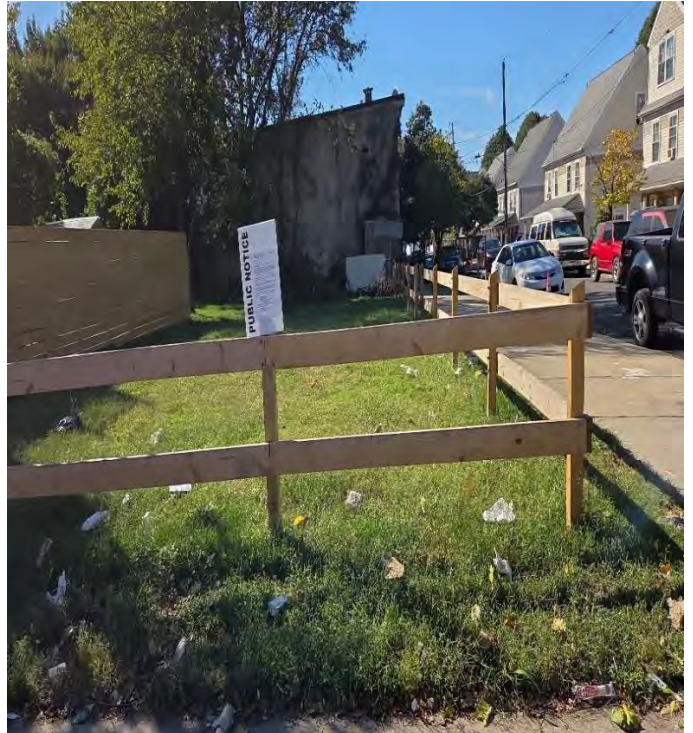
511 W. Dauphin Street



534 W. Dauphin Street



536 W. Dauphin Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

512 W. Susquehanna Avenue



447 W. Norris Street



516 Edgley Street



518 Edgley Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

2054 N. 5th Street



2151 N. 5th Street



2049 N. Reese Street



2138 N. Reese Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

2236 N. Reese Street



2233 N. Leithgow Street



2252 N. Reese Street



2254 N. Reese Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

2210 -2212 N. Leithgow Street



2306 N. Leithgow Street



2308 N. Leithgow Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

2310 N. Leithgow Street



2312 N. Leithgow Street



2202 N. Orkney Street



2204 N. Orkney Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

2206 N. Orianna Street



2305 N. Lawrence Street



2307 N. Lawrence Street



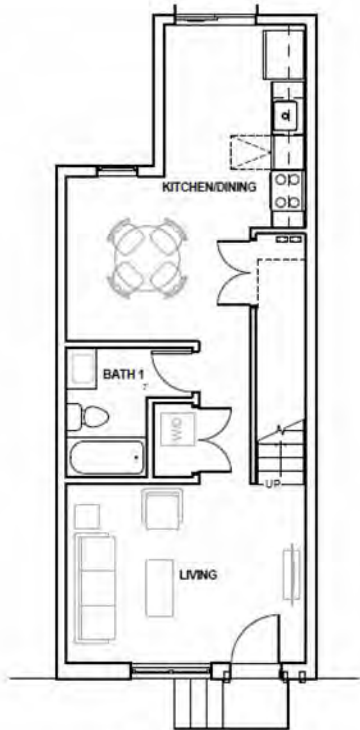
2309 N. Lawrence Street



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

FLOOR PLANS / ELEVATIONS



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

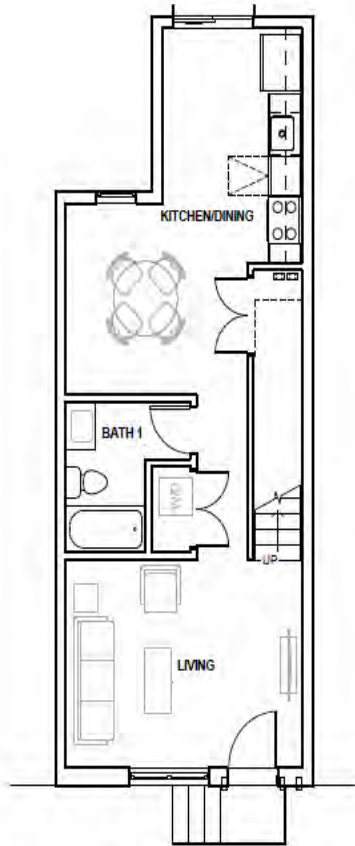
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2-STORY SFH

3/16" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025



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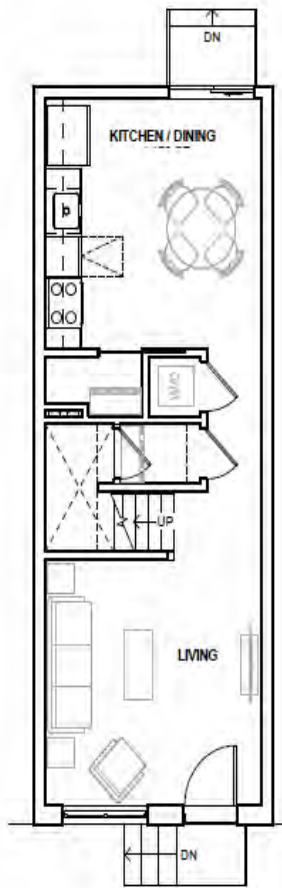
2-STORY SFH
18 foot wide Lot

310 Diamond St

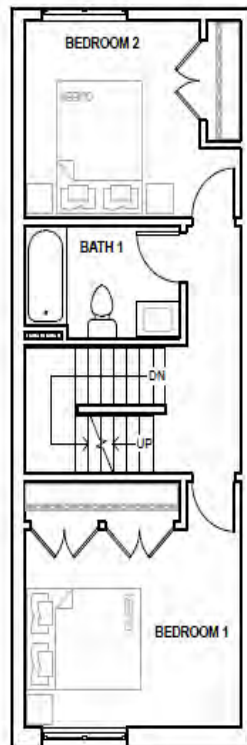
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

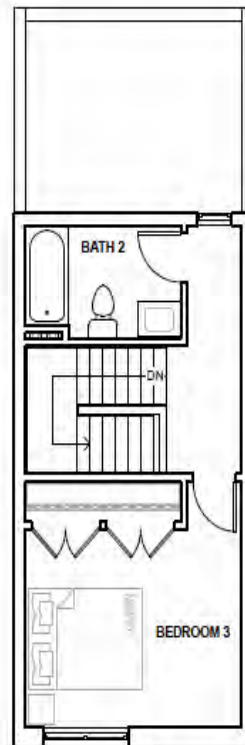
Last Updated: November 13, 2025



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

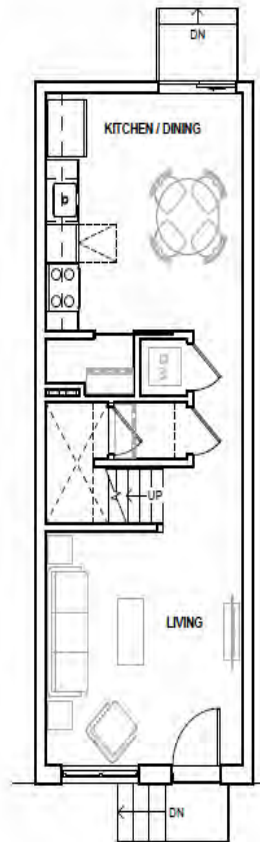
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3-STORY SFH

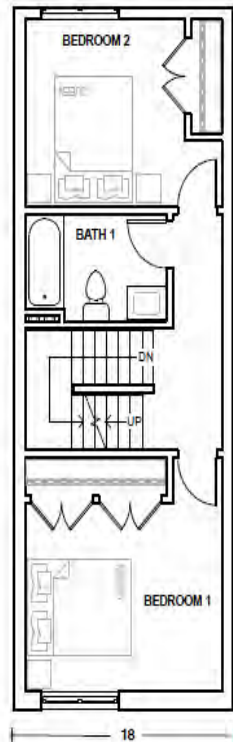
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

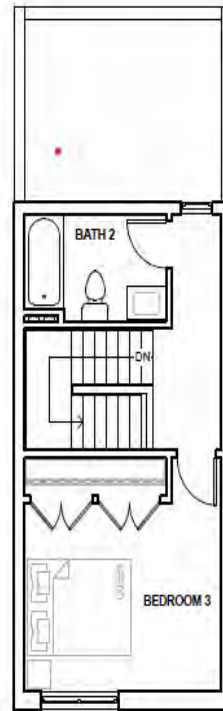
Last Updated: November 13, 2025



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

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03/31/25

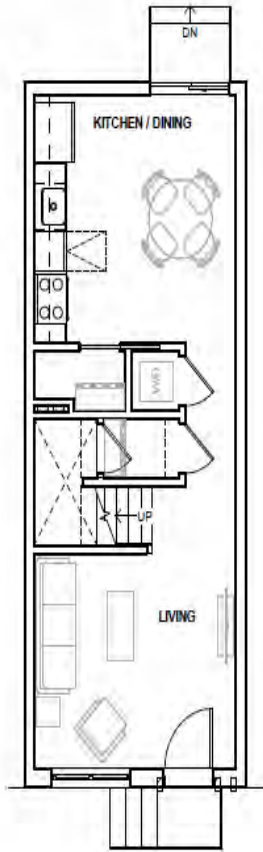
3-STORY SFH
18 Foot Wide Lots

2054 N 5th St
512 W. Susquehanna

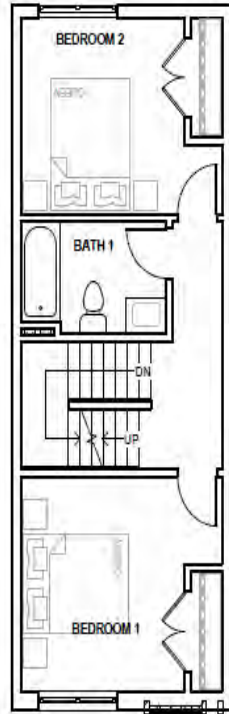
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

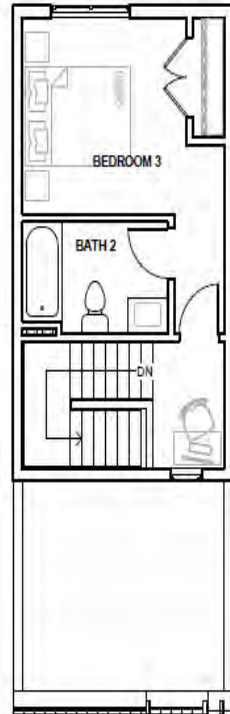
Last Updated: November 13, 2025



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

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03/31/25

3-STORY WITH SETBACK

3/16" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Civetta Property Group, LLC

Property Address:

509, 511, 534, 536 W. Dauphin St.; 310, 313, 503, 505 Diamond St.; 516, 518 Edgley St.; 2305, 2307, 2309 N. Lawrence St.; 2210, 2212, 2233*, 2306, 2308, 2310, 2312 N. Leithgow St.; 447 W. Norris St.; 2206 N. Orianna St.; 2202, 2204 N. Orkney St.; 2049, 2138, 2236, 2252, 2254 N. Reese St.; 304, 309, 311, 323, 512 W. Susquehanna Ave.; 2054, 2151 N. 5th St.

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$6,719,535.00	89.99%	Legacy Capital
Subordinate Debt			0.00%	
Developer Equity	Yes	\$747,215.00	10.01%	Civetta Property Group
TOTAL SOURCE OF FUNDS		\$7,466,750.00	100.00%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$3,600.00	0.05%
Closing Costs	\$5,400.00	0.07%

UNIT CONSTRUCTION

Complete table at bottom of page	\$6,270,000.00	83.51%
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OTHER CONSTRUCTION

Landscaping	\$19,320.00	0.26%
Permits	\$69,690.00	0.93%
Clearance and Demolition	\$12,090.00	0.16%
Utility Connections & Tap Fees	\$33,090.00	0.44%

INFRASTRUCTURE

Streets and Sidewalks	\$36,750.00	0.49%
Water and Sewer	\$26,100.00	0.35%
Stormwater & Drainage	\$30,720.00	0.41%
Impact Fees	\$14,520.00	0.19%

OTHER HARD COSTS

Hard Cost Contingency	\$370,000.00	4.93%
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TOTAL HARD COSTS

\$6,891,280.00	91.79%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$154,470.00	2.06%
Architecture & Engineering	\$186,420.00	2.48%
Legal	\$5,000.00	0.07%
Consultant	\$0.00	0.00%
Survey	\$14,400.00	0.19%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$91,920.00	1.22%
Construction Origination	\$18,000.00	0.24%
Appraisal	\$0.00	0.00%
Construction Insurance	\$31,140.00	0.41%
Property Taxes	\$15,120.00	0.20%

OTHER SOFT COSTS

Holding Costs	\$11,250.00	0.15%
Soft Cost Contingency	\$65,000.00	0.87%
Developer Fee, if applicable	\$0.00	0.00%

TOTAL SOFT COSTS

\$616,720.00	8.21%
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TOTAL DEVELOPMENT COST

\$7,508,000.00	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single family homes 3 bed/2 bath	1,375	\$152.00	\$209,000.00	30	\$6,270,000.00	41,250	100.0%
	TOTALS			\$209,000.00	30	\$6,270,000.00	41,250	100.0%

ROI CALCULATION	
# of Units	30
Cost Per Unit	\$250,266.67
TOTAL COST	\$7,508,000.00
Price/Unit Type 1	\$280,000.00
Total Sales Type 1	\$8,400,000.00
Price/Unit Type 2	
Total Sales Type 2	\$0.00
TOTAL SALES	\$8,400,000.00
Selling cost - 3%	\$252,000.00
NET SALES	\$8,148,000.00
Expected Profit	\$640,000.00
ROI	8.5%

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	509 W. Dauphin Street	15	Vacant Lot	PLB	\$55,300	\$120,000
2	511 W. Dauphin Street	15	Vacant Lot	PLB	\$55,300	\$120,000
3	534 W. Dauphin Street	16	Vacant Lot	PLB	\$46,600	\$110,000
5	536 W. Dauphin Street	16	Vacant Lot	PLB	\$10,800	\$95,000
5	503 Diamond Street	12	Vacant Lot	PLB	\$31,400	\$75,000
6	505 Diamond Street	12	Vacant Lot	PLB	\$31,400	\$75,000
7	313 Diamond Street	15.5	Vacant Lot	PLB	\$16,700	\$100,000
8	310 Diamond Street	18	Vacant Lot	PLB	\$144,400	\$135,000
9	516 Edgley Street	12	Vacant Lot	PLB	\$25,800	\$50,000
10	518 Edgley Street	12	Vacant Lot	PLB	\$25,800	\$50,000
11	2305 N. Lawrence Street	12.83	Vacant Lot	PLB	\$29,700	\$65,000
12	2307 N. Lawrence Street	12.83	Vacant Lot	PLB	\$29,700	\$65,000
13	2309 N. Lawrence Street	12.83	Vacant Lot	PLB	\$29,700	\$65,000
14	2210 N. Leithgow Street	13	Vacant Lot	PLB	\$27,800	\$55,000
15	2212 N. Leithgow Street	13	Vacant Lot	PRA	\$27,800	\$55,000
16	2233 N. Leithgow Street	16	Vacant Lot	CITY	\$35,900	\$75,000
17	2306 N. Leithgow Street	13	Vacant Lot	PLB	\$29,900	\$65,000
18	2308 N. Leithgow Street	12.83	Vacant Lot	PLB	\$29,900	\$65,000
19	2310 N. Leithgow Street	12.83	Vacant Lot	PLB	\$29,800	\$65,000
20	2312 N. Leithgow Street	12.83	Vacant Lot	PLB	\$29,800	\$65,000
21	447 W. Norris Street	15	Vacant Lot	PLB	\$115,800	\$110,000
22	2206 N. Orianna Street	16	Vacant Lot	PLB	\$28,600	\$65,000
23	2202 N. Orkney Street	15	Vacant Lot	PLB	\$28,800	\$65,000
24	2204 N. Orkney Street	15	Vacant Lot	PLB	\$28,600	\$65,000
25	2049 N. Reese Street	16	Vacant Lot	PLB	\$90,600	\$75,000
26	2138 N. Reese Street	14	Vacant Lot	PLB	\$33,900	\$70,000
27	2236 N. Reese Street	14.42	Vacant Lot	PLB	\$47,400	\$115,000
28	2252 N. Reese Street	14	Vacant Lot	PLB	\$46,600	\$110,000
29	2254 N. Reese Street	14	Vacant Lot	PLB	\$46,600	\$110,000
30	304 W. Susquehanna Avenue	16	Vacant Lot	PLB	\$68,700	\$150,000

DEVELOPMENT FACT SHEET

Last Updated: **November 13, 2025**

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
31	309 W. Susquehanna Avenue	17	Vacant Lot	PLB	\$22,400	\$160,000
32	311 W. Susquehanna Avenue	16.5	Vacant Lot	PLB	\$47,500	\$155,000
33	323 W. Susquehanna Avenue	17	Vacant Lot	PLB	\$53,000	\$115,000
34	512 W. Susquehanna Avenue	17.58	Vacant Lot	PLB	\$59,900	\$125,000
35	2054 N. 5th Street	18	Vacant Lot	PLB	\$167,300	\$150,000
36	2151 N. 5th Street	17	Vacant Lot	PLB	\$57,800	\$110,000

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.C.1

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2758-60 AND 2762 HELEN STREET TO
BY FAITH ETERNAL HEALTH CARE**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2758-60 Helen Street and 2782 Helen Street (collectively, the “**Property**”) to By Faith Eternal Health Care (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

1. **ADDRESS(ES):** 2758-60, 2762 Helen Street

2. **PROPERTY INFORMATION**

Zip Code: 19134	Census Tract: 017800	Council District: 1
Zoning: RSA-5	Lot Area: 4,874 sq ft (combined)	
OPA Value: \$ 170,500 (combined)	Appraised Value: \$ 122,000 (combined)	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: By Faith External Health Care	Type: Nonprofit
Entity Leader(s): Brenda Florence Mosley	
Mailing Address: PO Box 50523, Philadelphia, PA 19134	
Authorized Contact: Brenda Florence Mosley	
Application Date: 6/23/2025	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal: Garden / Open Space
Price: \$2	Proposed Use: Managed Open Space
Total Project Costs: \$25,001	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

Project Summary:

The lots will be developed into a managed open space that promotes wellness, sustainability, and community connection through hands-on learning. The space will be used to grow vegetables, herbs, and flowers by youth, veterans, and community members participating in year-round wellness and construction programs. It will also host seasonal community events and programs, such as the Spring Celebration, Family Comes First Event, Fall Festival & Backpack Giveaway, and the summer camp "The Village That Heals." The garden will be open to the community during designated hours, supervised by staff and volunteers, and secured at other times. All produce grown will be shared with community members, participating families, and residents in need, and used in nutrition and cooking workshops, not sold commercially.

Evidence of project financing has been provided in the form of a bank statement.

The applicant is compliant and in good standing with the City of Philadelphia.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2758-60, 2762 Helen Street as a managed open space to By Faith Enternal Health Care in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

POSTING PHOTO(S)

2758-60 and 2762 Helen Street



GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

SITE PLAN(S)

2758-62 HELEN STREET



*Design is subject to change based on budget and neighborhood feedback.



Adriana Abizadeh
Executive Director
Kensington Corridor Trust

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✉️ adriana@kctrust.org
🌐 www.kctrust.org

GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

BUDGET/ SOURCES AND USES OF FUNDS

Applicant: By Faith Enternal Health Care

Property Address(es): 2758-62 Helen Street, Philadelphia, PA 19134

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	\$75,000.00	0%	By Faith Enternal TD Businesss Bank Account
TOTAL SOURCE OF FUNDS		\$75,000.00	0%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total	
Property Acquisition	\$2.00	0%	
Closing Costs	\$2,000.00	8%	
Other - describe in space to the right	\$3,000.00	12%	Optional Environmental Assessment

SITE MODIFICATIONS

Clearance and Demolition	\$500.00	2%
Fencing	\$5,000.00	20%
Landscaping	\$5,000.00	20%
Sheds, Water Tanks	\$1,500.00	6%
Permits	\$100.00	0%
Utility Connections & Tap Fees	\$500.00	2%

SITE MAINTENANCE

Describe in space to the right	\$500.00	2%	Tools/ Seeds/Plants (mostly volunteer labor)
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TOTAL HARD COSTS

\$18,102.00	72%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$2,000.00	8%
Architecture & Engineering	\$1,900.00	8%
Legal	\$2,000.00	8%
Consultant	\$0.00	0%

FINANCE COSTS

Property Taxes (if not exempt)	\$0.00	0%
Liability Insurance	\$1,000.00	4%

OTHER SOFT COSTS

Other - describe in space to the right	\$0.00	0%
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TOTAL SOFT COSTS

\$6,900.00	28%
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TOTAL DEVELOPMENT COST

\$25,002.00	100%
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GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

PROPERTY APPRAISAL(S)

APPRAISAL REPORT OF



2758-60 HELEN STREET
Philadelphia, PA 19134

PREPARED FOR

Cristina Martinez, Sr. Development Specialist
Philadelphia Housing Development Corp.

ESTIMATED FAIR MARKET VALUE: \$62,000. + - 10%

AS OF

October 23, 2025

PREPARED BY

Robert J. Luciani, ASA, CPE
PA State Board Certified
Real Estate Appraiser & Assessor

GARDEN / OPEN SPACE FACT SHEET

Last Updated: November 13, 2025

APPRAISAL REPORT OF



2762 HELEN STREET
Philadelphia, PA 19134

PREPARED FOR

Cristina Martinez, Sr. Development Specialist
Philadelphia Housing Development Corp.

ESTIMATED FAIR MARKET VALUE: \$60,000. + - 10%

AS OF

October 23, 2025

PREPARED BY

Robert J. Luciani, ASA, CPE
PA State Board Certified
Real Estate Appraiser & Assessor

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.D.1

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2726 NORTH 15TH STREET TO
MAURICE L. HAMMOND**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2726 North 15th Street (the “**Property**”) to Maurice L. Hammond (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Twenty Thousand and 00/100 U.S. Dollars (\$20,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

SIDE YARD FACT SHEET

Last Updated: November 13, 2025

1. **ADDRESS:** 2726 N. 15th Street

2. PROPERTY INFORMATION

Zip Code: 19132	Census Tract: 017300	Council District: 8
Zoning: RSA-5	Lot Area: 946 sq ft	
OPA Value: \$27,600	Appraised Value: \$20,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Maurice L. Hammond	Type: Side/Rear Yard
Homeowner Name(s): Maurice L. Hammond	
Mailing Address: 2727 N. Hicks Street, Philadelphia, PA 19132	
Authorized Contact: Maurice L. Hammond	
Application Date: 4/14/2025	

4. PROJECT INFORMATION

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$19,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$2,000	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: TBD
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2726 N. 15th Street as a rear yard. Improvements include installing fencing, cleaning the area, and adding garden beds for planting flowers and vegetables. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The property will be subject to use restrictions as a side/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Use Restrictions.

Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and will have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2726 N. 15th Street as a rear yard to Maurice L. Hammond in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

SIDE YARD FACT SHEET

Last Updated: November 13, 2025

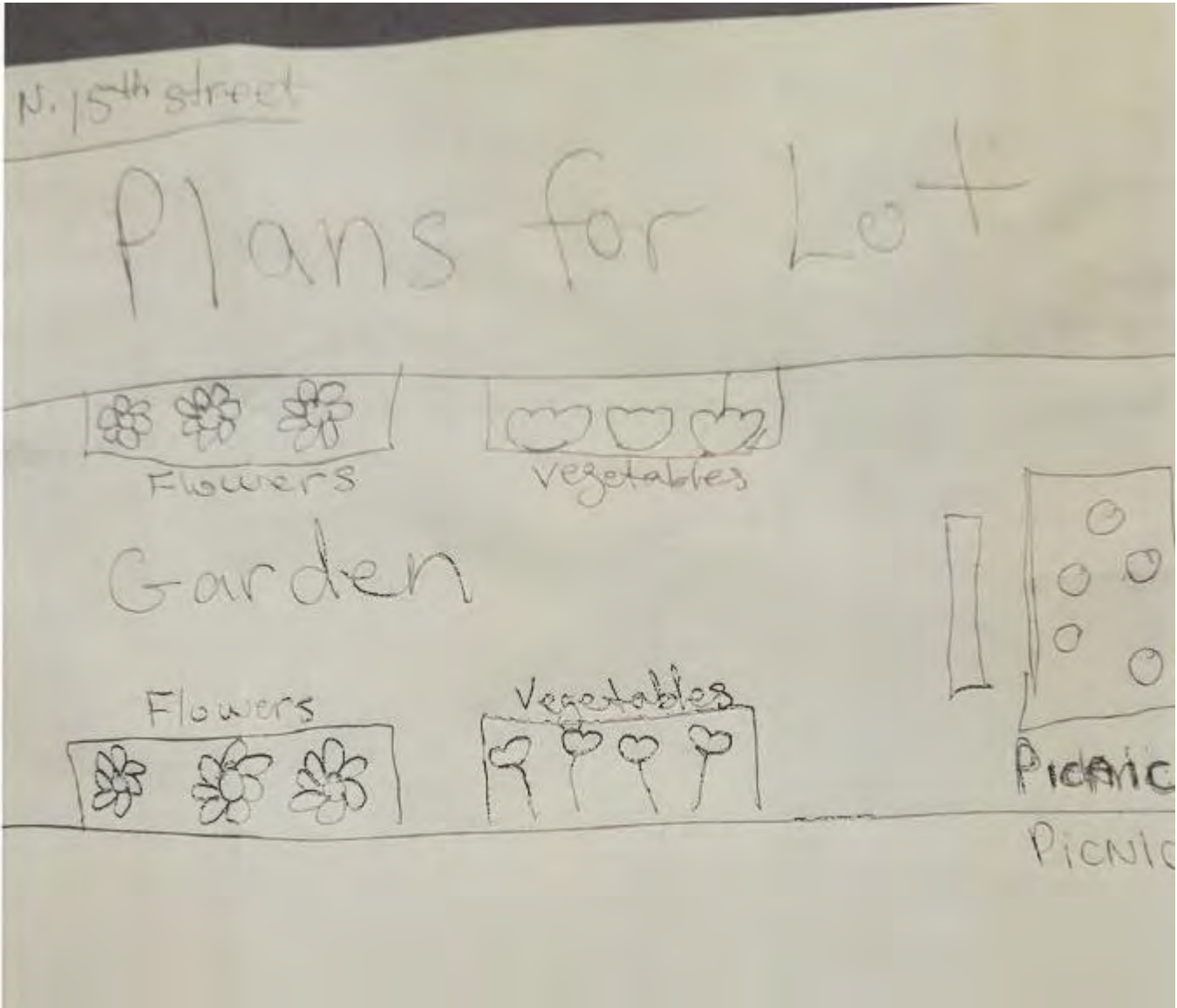
PROPERTY POSTING PHOTO(S)



SIDE YARD FACT SHEET

Last Updated: November 13, 2025

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: November 13, 2025

PROPERTY APPRAISAL(S)

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 2726 N. Street 15th St
Philadelphia, PA 19132

OPINION OF VALUE: \$20,000

USE OF REAL ESTATE EXISTING AS OF
AUGUST 7, 2025 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF AUGUST 7, 2025 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Landbank.