JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.B.1

Amendment to Approved Disposition to Fine Print Construction LLC

RESOLUTION NO. 2026 - ___

RESOLUTION AMENDING RESOLUTION 2026-16 TO AUTHORIZE CONVEYANCE OF 1306 SOUTH 28TH STREET TO FINE PRINT CONSTRUCTION LLC FOR INCLUSION IN THE TURN THE KEY HOUSING DEVELOPMENT PROJECT APPROVED BY SAID RESOLUTION

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank ("**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 16-404 of the Philadelphia Code; and

WHEREAS, pursuant to Resolution No. 2026-16, adopted on May 12, 2026, the Board of Directors (the "**Board**") approved the conveyance of 1304, 1306, 1310 and 1314-20 South 28th Street (including the lots formerly known as 1309-23 South Newkirk Street) (collectively, the "**Properties**") to Fine Print Construction LLC (the "**Developer**") for the development of fourteen (14) single-family homeownership units to be sold to purchasers with an income at or below 80% of Area Median Income and eligible for participation in the Turn the Key program (the "**Project**"); and

WHEREAS, the Developer subsequently realized that 1306 South 28th Street, a lot owned by the City Department of Public Property, was also available for disposition and could be included in the Project; and

WHEREAS, the Developer has requested the inclusion of 1306 South 28th Street in the Project, which will allow for the construction of one (1) additional homeownership unit eligible for the Turn the Key program; and

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the addition of 1306 South 28th Street to the Properties;

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

1. The approval of the addition of 1306 South 28th Street to the Properties to be conveyed to the Developer, resulting in the addition of one (1) additional homeownership unit, is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms of the approved disposition shall remain the same as approved by Board Resolution 2026-16.

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 ________________.
Approved by Philadelphia City Council Resolution No. _____________ dated _______________.

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

1. ADDRESS: 1304, 1306 (added), 1310, and 1314-20 S. 28th Street (which includes the former 1309-23 S. Newkirk Street)

2. PROPERTY INFORMATION

Zip Code: 19146	**Census Tract**: 003300	**Council District**: 2
Zoning: RSA5	**Lot Area**: 12,383 SF	
OPA Value: $1,702,300	**Appraised Value**: $1,025,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Fine Print Construction LLC	**Type**: Business / Legal Entity
Entity Owners: Dawud Bey, Tabetha Fulton	
Mailing Address: 3900 City Avenue, Apt A609, Philadelphia, PA 19131	
Authorized Contact: Dawud Bey	
Application Date: December 10, 2025	

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: $10,000	**Proposed Use**: Residential
Development Type: New Construction	**No. of Buildings**: 15
Units: 15 units - Residential	**End User**: Sale to Homebuyer
Gross Floor Area (sq. ft.): 27,000 SF	**Construction Cost / sq. ft.**: $142.85
Construction Costs: $ 3,115,410.00	**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: $3,649,695.00	**Mortgage Amount**: $N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	**Economic Opportunity Plan Goals**: MBE25 % and WBE 10 %
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: **July 9, 2026**

6. DEVELOPMENT SUMMARY

A. How was title acquired?
Title for all properties other than 1306 S. 28th St is held by the Land Bank, and 1306 S. 28th St will be transferred to the Land Bank.

B. Application Summary:
Fine Print Construction will develop fifteen (15) units of single-family homes. The application was unsolicited and is qualified. An EOP plan will apply for this project.

C. Unit Details:

- 15 Total Units
- Single-family homes
- Maximum sale price of $280,000.
- Target households with incomes at or below 80% AMI
- 2 stories, with basements, containing 3 bedrooms and 2 bathrooms, and front porches
- Approximately 1,800 SF each.
- Eligible for Neighborhood Preservation Initiative's Turn The Key Program.

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): February 9, 2026 (4 attendees), February 25, 2026 (11 attendees) - both virtual.

7. STAFF RECOMMENDATION

Staff recommends the addition of 1306 S. 28th Street to the already approved disposition of 1304, 1310 and 1314-20 S. 28th Street (which includes the former 1309-23 S. Newkirk Street) to Fine Print Construction, LLC for single-family homes eligible for the Turn the Key program.

Prepared by: Todd Hestand, 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: **July 9, 2026**

SITE PHOTOS

1304 S. 28th Street

1310 S. 28th Street

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

1306 S 28th St (being added to project)

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

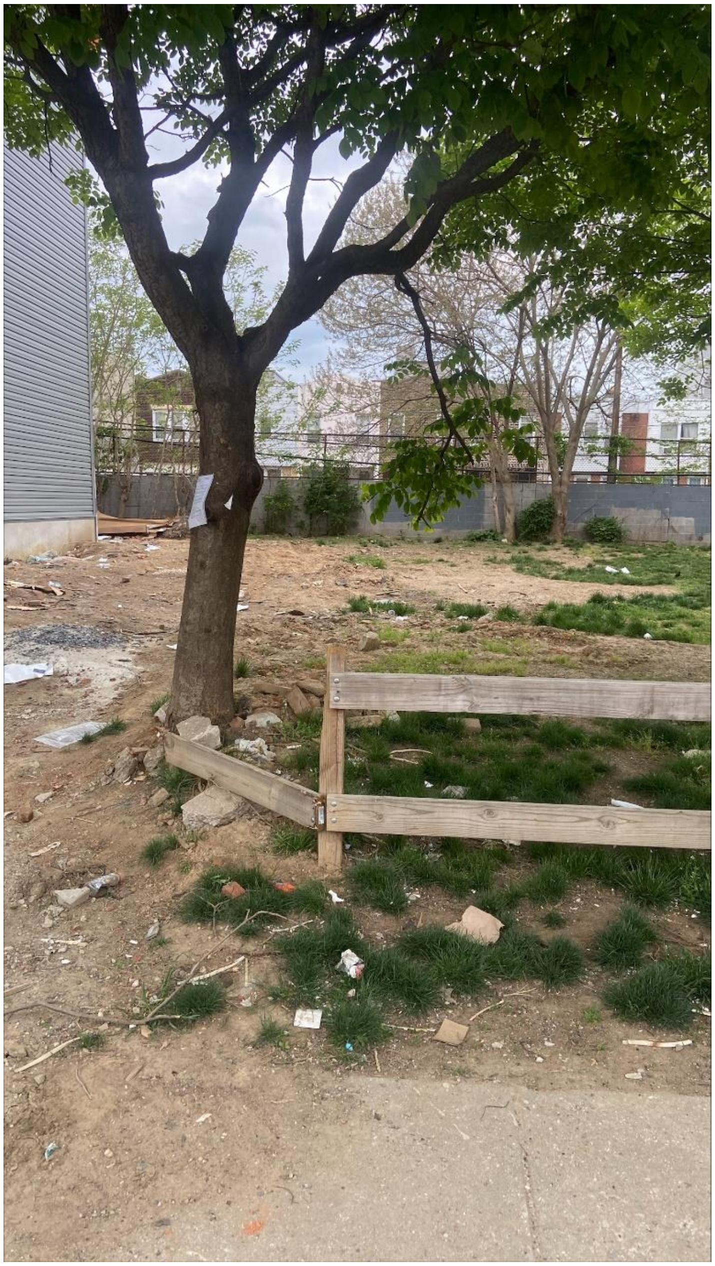
1314 S. 28th Street

1316 S. 28th Street

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

1318 S. 28th Street



1320 S. 28th Street

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

1309-23 S. Newkirk Street

DEVELOPMENT FACT SHEET

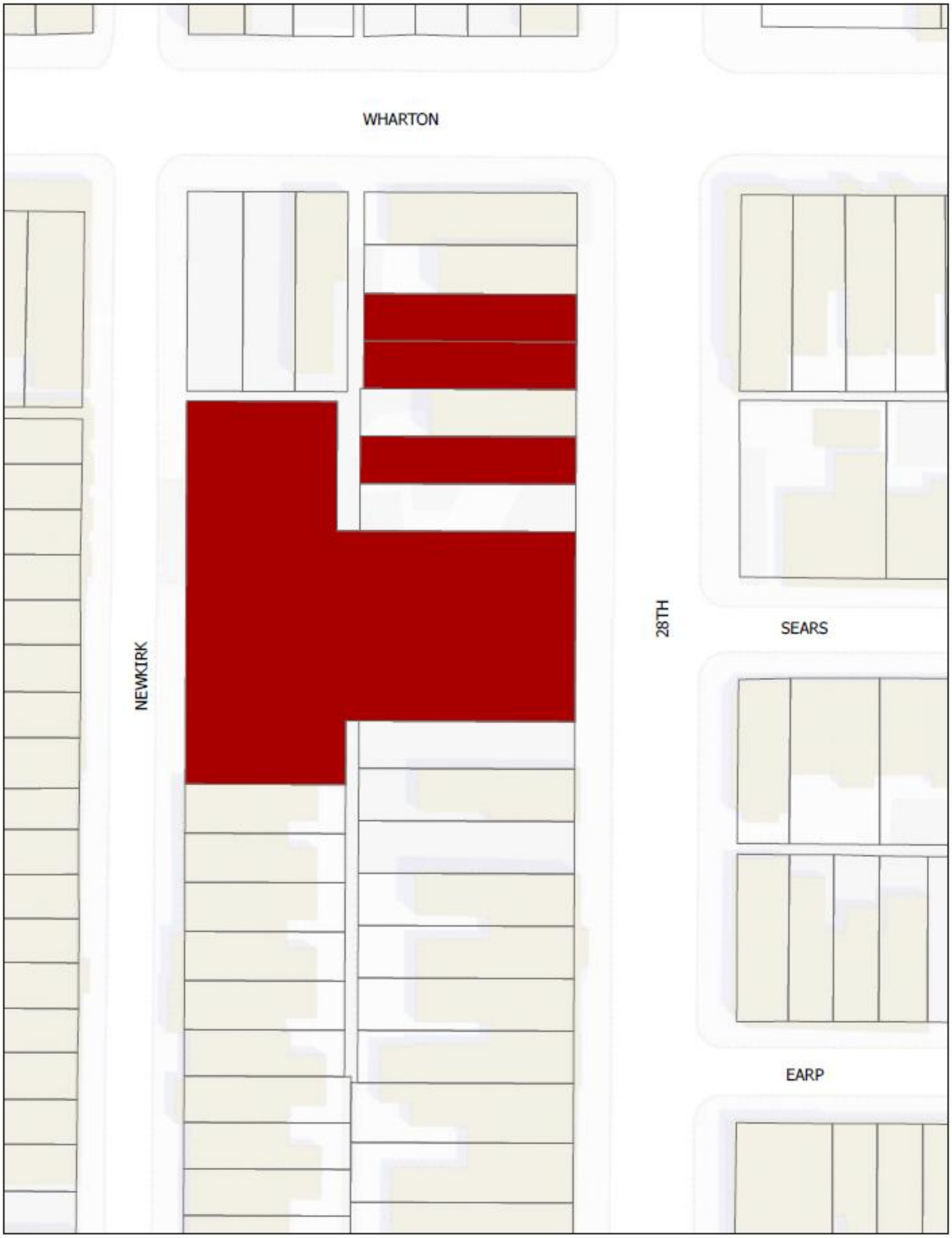
Last Updated: **July 9, 2026**

1309-23 S. Newkirk Street

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

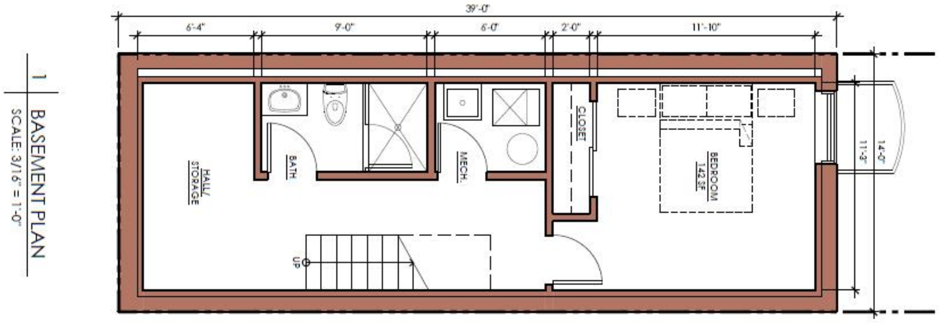
SITE MAP

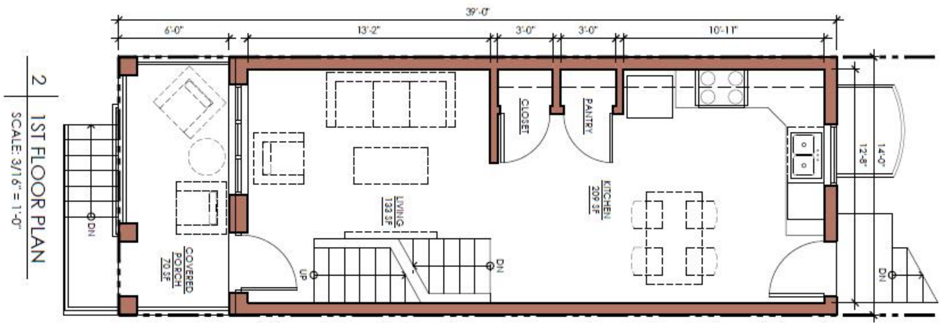


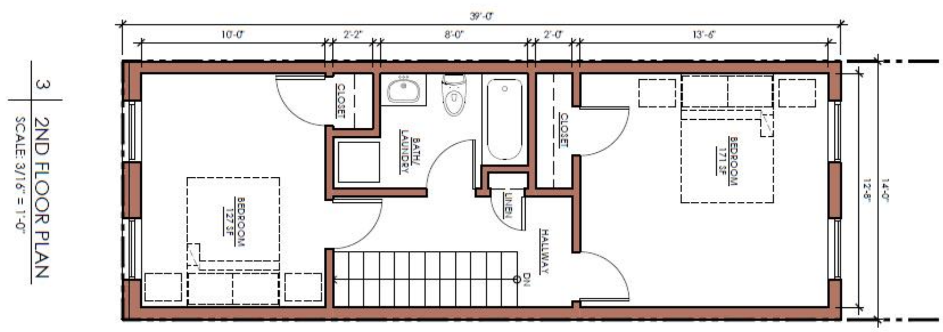
DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

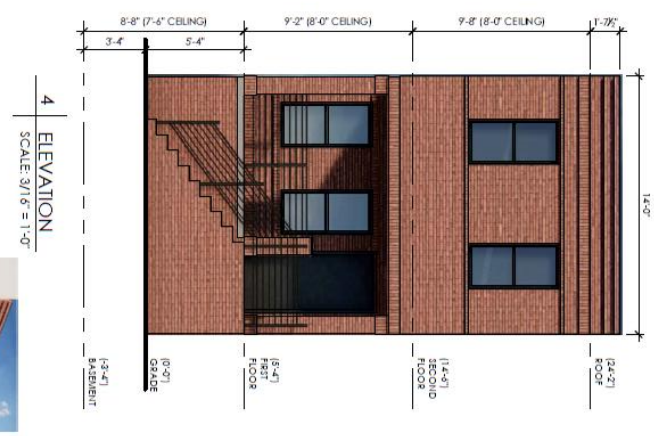
FLOOR PLANS / ELEVATIONS / RENDERING







AREA SCHEDULE - GROSS BUILDING	
FLOOR	AREA
BASEMENT	546 SF
FIRST FLOOR	546 SF
SECOND FLOOR	546 SF
GRAND TOTAL	1,638 SF



DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Fine Print Construction LLC

Property Address: 1304, 1306, 1310, and 1314-20 S 28th St (including 1309-23 S Newkirk St)

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	2,915,202.00	79.88%	BANK
Subordinate Debt	Yes	$675,000.00	18.49%	PAF
Developer Equity	Yes	59,493.00	1.63%	DEVELOPER EQUITY
TOTAL SOURCE OF FUNDS		**$3,649,695.00**	**100.00%**	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	$10,000.00	0.27%	
Closing Costs	$0.00	0.00%	
UNIT CONSTRUCTION			
Complete table at bottom of page	$3,000,000.00	82.20%	
OTHER CONSTRUCTION			
Landscaping	$22,500.00	0.62%	
Permits	$7,500.00	0.21%	
Clearance and Demolition	$0.00	0.00%	
Utility Connections & Tap Fees	$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	$30,000.00	0.82%	
Water and Sewer	$7,500.00	0.21%	
Stormwater & Drainage	$7,500.00	0.21%	
Impact Fees	$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	$30,000.00	0.82%	
TOTAL HARD COSTS	**$3,115,410.00**	**85.36%**	
SOFT COSTS			
PROFESSIONAL FEES			
Site Planning	$0.00	0.00%	
Architecture & Engineering	$45,000.00	1.23%	
Legal	$33,000.00	0.90%	
Consultant	$27,000.00	0.74%	
Survey	$15,000.00	0.41%	
Market Study	$0.00	0.00%	
Environmental	$30,000.00	0.82%	
Organization Expense	$0.00	0.00%	
Other Consultants	$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	$150,000.00	4.11%	
Construction Origination	$71,670.00	1.96%	
Appraisal	$8,850.00	0.24%	
Construction Insurance	$22,500.00	0.62%	
Property Taxes	$15,000.00	0.41%	
OTHER SOFT COSTS			
Holding Costs	$0.00	0.00%	
Soft Cost Contingency	$75,000.00	2.05%	
Developer Fee, if applicable	$0.00	0.00%	
Other - describe in space to the right	$15,000.00	0.41%	**DOC PREP**
Other - describe in space to the right	$26,265.00	0.72%	**TITLE**
TOTAL SOFT COSTS	**$534,285.00**	**14.64%**	
TOTAL DEVELOPMENT COST	**$3,649,695.00**	**100.00%**	

ROI CALCULATION	
# of Units	15
Cost Per Unit	$243,313.00
TOTAL COST	$3,649,695.00
Price/unit Type 1	$280,000.00
Total Sales Type 1	$4,200,000.00
Price/unit Type 2	$0.00
Total Sales Type 2	$0.00
TOTAL SALES	$4,200,000.00
Selling cost - 3%	$126,000.00
NET SALES	$4,074,000.00
Expected Profit	$424,305.00
ROI	11.6%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Unit Type 1 (3 bedrooms, 2 baths)	1,800	$142.85	$200,000.00	15	**$3,000,000.00**	27,000	100.0%
			TOTALS		**15**	**$3,000,000.00**	**27,000**	**100.0%**

DEVELOPMENT FACT SHEET

Last Updated: **July 9, 2026**

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Use (vacant lot, side yard, garden, vacant building)	Frontage	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	**1304 S 28th Street**	**Vacant lot**	**14.5 ft**	**PLB**	**$133,200**	**$105,000**
2	**1306 S 28th Street (added)**	**Vacant lot**	**14.5 ft**	**PUB**	**$133,200**	**$95,000**
3	**1310 S 28th Street**	**Vacant lot**	**14.5 ft**	**PLB**	**$134,200**	**$105,000**
4	**1314-20 S. 28th Street (incl. 1309-23 S. Newkirk Street)**	**Vacant lot**	**58 ft (S. 28th St.) 117 ft (S. Newkirk St.)**	**PLB**	**$536,800 $764,900**	**$720,000**

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

Disposition of 4203 Leidy Avenue
to Neighborhood Gardens Trust

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF
4203 LEIDY AVENUE
TO NEIGHBORHOOD GARDENS TRUST

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 in accordance with the requirements 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 4203 Leidy Avenue (the "**Property**") to Neighborhood Gardens Trust (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Fifty-Five Thousand and 00/100 U.S. Dollars ($55,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

GARDEN FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 4203 Leidy Avenue

2. PROPERTY INFORMATION

Zip Code: 19104	**Census Tract**: 016100	**Council District**: 3
Zoning: RSA-5	**Lot Area**: 1,200 sq ft	
OPA Value: $39,300	**Appraised Value**: $55,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	**Type**: Nonprofit
Entity Leader(s): Jennifer Greenberg	
Mailing Address: 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
Authorized Contact: Jennifer Greenberg	
Application Date: 4/22/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1.00 at settlement & $55,000 30-year mortgage	**Proposed Use**: Community Garden
Total Project Costs: $2,501.00	**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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

GARDEN FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
Viola Street Community Garden has served as a community-managed garden in East Parkside since 1985 and is one of Philadelphia's oldest community gardens. The site provides a vital green space where neighbors grow fruits and vegetables in more than 20 raised beds. Stewardship is led by an established group of gardeners with support from NGT and the Pennsylvania Horticultural Society. Recent improvements include accessible raised beds, fencing.
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community garden/open space.

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

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

Primary Use and Ancillary Use(s).
• "Primary Use" – (i) growing, harvesting, and storing of flowers, fruits, vegetables, small ornamental plants and cover crops, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, for personal or group consumption, for donation, or for sale; (ii) installing and maintaining pathways surrounding planting beds and storage facilities to facilitate access to those areas.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use; and (x) other uses which are reasonably necessary to support the Primary Use.

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 Primary Use for at least six (6) 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 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 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 4203 Leidy Avenue as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

GARDEN FACT SHEET

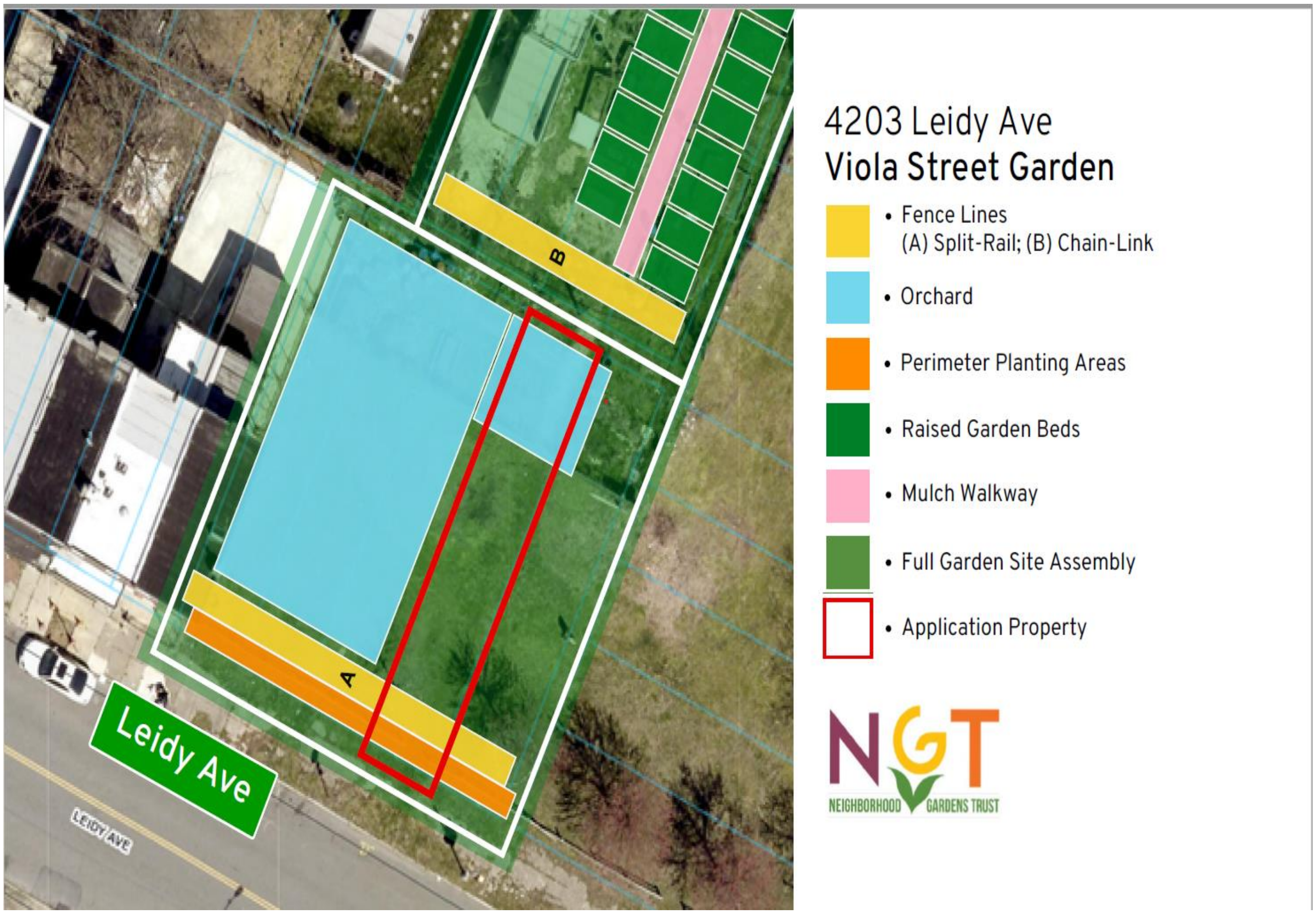
Last Updated: **7/9/2026**

<u>POSTING PHOTO(S):</u>

GARDEN FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)



GARDEN FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust (NGT)
Property Address(es): 4203 LEIDY AVE, PHILADELPHIA, PA 19104

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$2,501.00	0%	NGT general operating budget
Other - describe to the right			0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$2,501.00**	**0%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total	
Property Acquisition	$1.00	0%	
Closing Costs	$1,500.00	60%	
Other - describe in space to the right	$0.00	0%	
SITE MODIFICATIONS			
Clearance and Demolition	$0.00	0%	
Fencing	$0.00	0%	
Landscaping	$1,000.00	40%	Investment in soil and seedlings for the upcoming growing season
Sheds, Water Tanks	$0.00	0%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$0.00	0%	
Describe in space to the right	$0.00	0%	
TOTAL HARD COSTS	**$2,501.00**	**100%**	

SOFT COSTS

PROFESSIONAL FEES	Cost	% Total	
Site Planning	$0.00	0%	
Architecture & Engineering	$0.00	0%	
Legal	$0.00	0%	
Consultant	$0.00	0%	
FINANCE COSTS			
Property Taxes (if not exempt)	$0.00	0%	
Liability Insurance	$0.00	0%	
OTHER SOFT COSTS			
Other - describe in space to the right	$0.00	0%	
Other - describe in space to the right	$0.00	0%	
TOTAL SOFT COSTS	**$0.00**	**0%**	
TOTAL DEVELOPMENT COST	**$2,501.00**	**100%**	

GARDEN FACT SHEET

Last Updated: **7/9/2026**

PROPERTY APPRAISAL(S)

APPRAISAL REPORT

OF

4203 LEIDY AVENUE
Philadelphia 19104

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $ 55,000. + -

AS OF

June 27, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.2

Disposition of 916, 920, 922, 924 W. Auburn Street to Historic Fair Hill, Inc.

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF
916, 920, 922, 924 WEST AUBURN STREET
TO HISTORIC FAIR HILL, INC.

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 in accordance with the requirements 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 916, 920, 922, 924 West Auburn Street (the "**Property**") to Historic Fair Hill, Inc. (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 four and 00/100 U.S. Dollar ($4.00) and a mortgage in the amount of Sixty-Three Thousand and 00/100 U.S. Dollars ($63,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

GARDEN FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 916, 920, 922, 924 W. Auburn Street

2. PROPERTY INFORMATION

Zip Code: 19133	**Census Tract**: 016100	**Council District**: 5
Zoning: RM-1 & CMX-2	**Lot Area**: 2,340 (combined)	
OPA Value: $45,700 (combined)	**Appraised Value**: $63,000 (combined)	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Historic Fair Hill, Inc	**Type**: Nonprofit
Entity Leader(s): Kerry Roeder	
Mailing Address: 5501 Germantown Avenue, Philadelphia, PA 19144	
Authorized Contact: Kerry Roeder	
Application Date: 2/19/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $4.00 at settlement & $63,000 30-year mortgage	**Proposed Use**: Community Garden
Total Project Costs: $2,501.00	**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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

GARDEN FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:

Historic Fair Hill proposes to transform the vacant parcels into a productive community food forest and neighborhood green space. The project features an orchard of fruit trees, perennial plantings, and gathering spaces to improve food access and encourage community engagement.
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community garden/open space.

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

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

Primary Use and Ancillary Use(s).

• "Primary Use" – (i) growing, harvesting, and storing of flowers, fruits, vegetables, small ornamental plants and cover crops, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, for personal or group consumption, for donation, or for sale; (ii) installing and maintaining pathways surrounding planting beds and storage facilities to facilitate access to those areas.

• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use; and (x) other uses which are reasonably necessary to support the Primary Use.

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 Primary Use for at least six (6) 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 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 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 916, 920, 922, 924 W. Auburn Street as a community garden to Historic Fair Hill, Inc. in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

GARDEN FACT SHEET

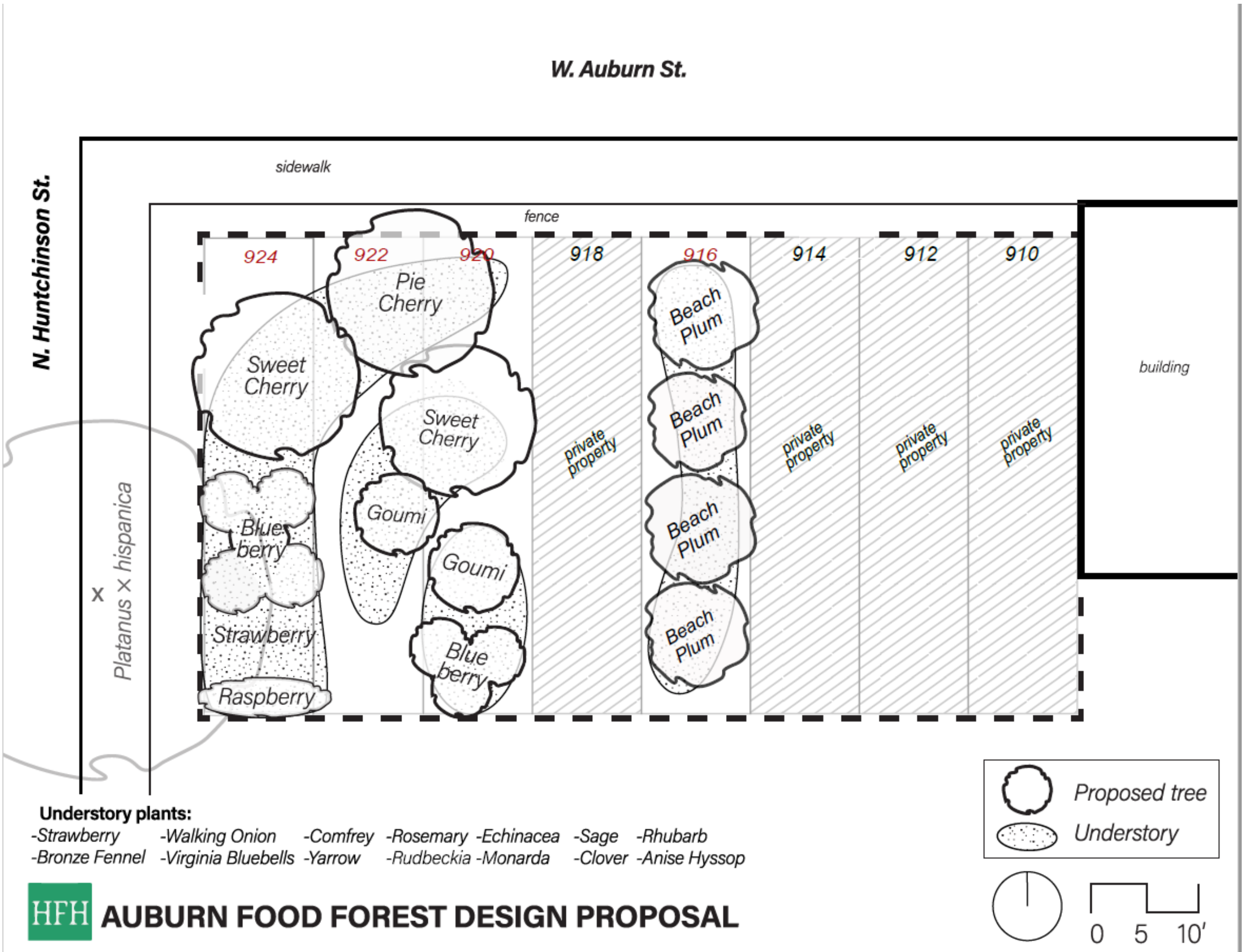
Last Updated: **7/9/2026**

POSTING PHOTO(S):

GARDEN FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)



GARDEN FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Historic Fair Hill
Property Address(es): 916, 920, 922, 924 W Auburn St
Philadelphia, PA 19133

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$2,254.00	0%	Historic Fair Hill capital reserves
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$2,254.00**	**0%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	$4.00	0%
Closing Costs	$1,500.00	67%
Other - describe in space to the right	$0.00	0%
SITE MODIFICATIONS		
Clearance and Demolition	$0.00	0%
Fencing	$0.00	0%
Landscaping	$750.00	33%
Sheds, Water Tanks	$0.00	0%
Permits	$0.00	0%
Utility Connections & Tap Fees	$0.00	0%
SITE MAINTENANCE		
Describe in space to the right		0%
Describe in space to the right	$0.00	0%
TOTAL HARD COSTS	**$2,254.00**	**100%**

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$0.00	0%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$0.00	0%
Liability Insurance	$0.00	0%
OTHER SOFT COSTS		
Other - describe in space to the right	$0.00	0%
Other - describe in space to the right	$0.00	0%
TOTAL SOFT COSTS	**$0.00**	**0%**
TOTAL DEVELOPMENT COST	**$2,254.00**	**100%**

GARDEN FACT SHEET

Last Updated: **7/9/2026**

PROPERTY APPRAISAL(S)

APPRAISAL REPORT

OF

916 W. AUBURN STREET
Philadelphia 19133

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $15,000. + -

AS OF

June 18, 2026

PREPARED BY

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

GARDEN FACT SHEET

Last Updated: **7/9/2026**

APPRAISAL REPORT

OF

920 W. AUBURN STREET
Philadelphia 19133

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $15,000. + -

AS OF

June 18, 2026

PREPARED BY

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

GARDEN FACT SHEET

Last Updated: **7/9/2026**

APPRAISAL REPORT

OF

922 W. AUBURN STREET
Philadelphia 19133

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $15,000. + -

AS OF

June 18, 2026

PREPARED BY

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

GARDEN FACT SHEET

Last Updated: **7/9/2026**

APPRAISAL REPORT

OF

924 W. AUBURN STREET
Philadelphia 19133

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $18,000. + -

AS OF

June 18, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.3

Disposition of 1941-47 E. Huntingdon Street to Neighborhood Gardens Trust

RESOLUTION NO. 2026 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1941-47 EAST HUNTINGDON STREET
TO NEIGHBORHOOD GARDENS TRUST**

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 in accordance with the requirements 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 1941-47 East Huntingdon Street (the "**Property**") to Neighborhood Gardens Trust (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Four Hundred Ninety-Five Thousand and 00/100 U.S. Dollars ($495,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 1941-47 E. Huntingdon Street

2. PROPERTY INFORMATION

Zip Code: 19125	**Census Tract**: 016100	**Council District**: 1
Zoning: SPPOA	**Lot Area**: 752 sq ft	
OPA Value: $397,400	**Appraised Value**: $495,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	**Type**: Nonprofit
Entity Leader(s): Jennifer Greenberg	
Mailing Address: 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
Authorized Contact: Jennifer Greenberg	
Application Date: 2/26/2026	

4. PROJECT INFORMATION

Disposition Type:Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1.00 at settlement & $495,000 30-year mortgage	**Proposed Use**: Managed Open Space
Total Project Costs: $6,701.00	**Project Funding Available**: Committed and Verified - Applic has provided documentation of available, committed funds 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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
The Huntingdon Emerald is a community-managed green space in Kensington, stewarded by neighbors since 2015. It includes a Philadelphia Water Department (PWD) green stormwater infrastructure (GSI) project and provides space for relaxation, pollinator habitat, and ecological restoration. In 2023 PWD installed two rain gardens, which make up about 40% of the site. The space is currently fenced with restricted access. Proposed improvements include reopening it for community use, expanding the pollinator garden, reseeding grass, and planting trees. PWD will retain access for ongoing GSI maintenance
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community garden/open space.

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

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

Primary Use and Ancillary Use(s).
• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use, and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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
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 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 1941-47 E. Huntingdon Street as a managed open space to Neighborhood Gardens Trust in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

POSTING PHOTO(S):

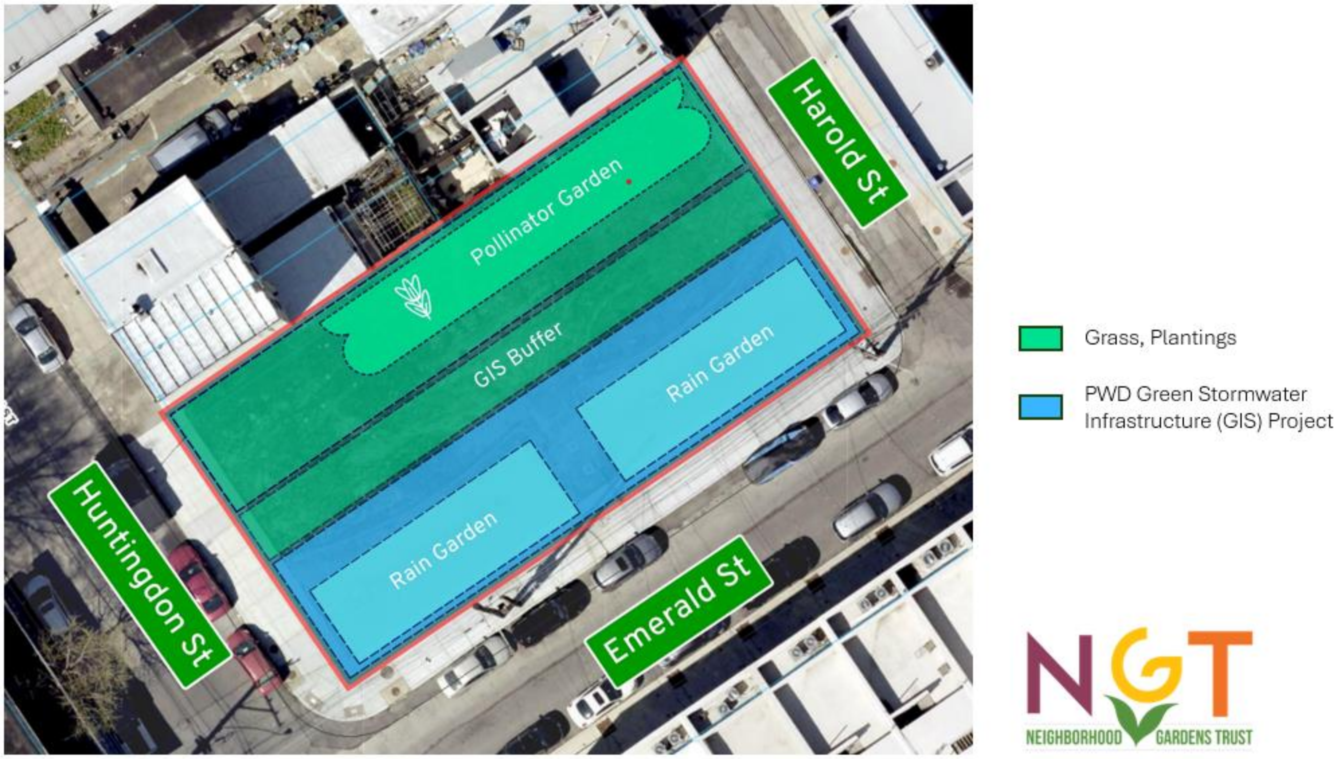
OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)

1941-47 E Huntingdon St

The Huntingdon Emerald Site Plan



NGT NEIGHBORHOOD GARDENS TRUST

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust
Property Address(es): 1941-47 E Huntingdon St

SOURCE OF FUNDS

	Committed (Y/N	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$6,701.00	0%	Neighborhood Gardens Trust general operating budget
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$6,701.00**	**0%**	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	$1.00	0%	
Closing Costs	$1,500.00	22%	
Other - describe in space to the right	$0.00	0%	
SITE MODIFICATIONS			
Clearance and Demolition	$0.00	0%	
Fencing	$0.00	0%	
Landscaping	$5,200.00	78%	Enhance pollinator garden, reseed grass, tree plantings
Sheds, Water Tanks	$0.00	0%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$0.00	0%	
Describe in space to the right	$0.00	0%	
TOTAL HARD COSTS	**$6,701.00**	**100%**	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	$0.00	0%	
Architecture & Engineering	$0.00	0%	
Legal	$0.00	0%	
Consultant	$0.00	0%	
FINANCE COSTS			
Property Taxes (if not exempt)	$0.00	0%	
Liability Insurance	$0.00	0%	
OTHER SOFT COSTS			
Other - describe in space to the right	$0.00	0%	
Other - describe in space to the right	$0.00	0%	
TOTAL SOFT COSTS	**$0.00**	**0%**	
TOTAL DEVELOPMENT COST	**$6,701.00**	**100%**	

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

PROPERTY APPRAISAL(S)

APPRAISAL REPORT

OF

1941-47 E. HUNTINGDON STREET
Philadelphia 19125

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $ 495,000. + -

AS OF

June 22, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.4

Disposition of 7120 Yocum Street to Christ the King Prayer Chapel

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF
7120 YOCUM STREET
TO CHRIST THE KING PRAYER CHAPEL

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 in accordance with the requirements 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 7120 Yocum Street (the "**Property**") to Christ The King Prayer Chapel (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Thirty-Four Thousand and 00/100 U.S. Dollars ($34,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 7120 Yocum Street

2. PROPERTY INFORMATION

Zip Code: 19142	**Census Tract**: 006300	**Council District**: 2
Zoning: RSA-5	**Lot Area**: 3,380 sq ft	
OPA Value: $ 26,400	**Appraised Value**: $34,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Christ The King Prayer Chapel	**Type**: Nonprofit
Entity Leader(s): Nuhu Bility	
Mailing Address: 201 Reese Street, Philadelphia, PA 19142	
Authorized Contact: Nuhu Bility	
Application Date: 01/07/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1 at settlement & $34,000 30-year mortgage	**Proposed Use**: Managed Open Space
Total Project Costs: $7,001	**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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
The lot will be used for church related activities, including community gatherings, youth outreach programs, and neighborhood events. This use will enhance safety and positive community engagement on Yocum Street. Improvements include site cleaning, installing fencing, planting flowers, and adding a seating area.
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community garden/open space.

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

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

Primary Use and Ancillary Use(s).
• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use, and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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
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 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 7120 Yocum Street as a managed open space to Christ The King Prayer Chapel in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

POSTING PHOTO(S)

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Christ The King Prayer Chapel
Property Address(es): 7120 Yocum street Philadelphia PA 19142

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$8,000.00	0%	Organizational funds committed for acquisition, site improvments, and community c
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$8,000.00**	**0%**	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	$1.00	0%
Closing Costs	$500.00	7%
Other - describe in space to the right	$1,500.00	21%
SITE MODIFICATIONS		
Clearance and Demolition	$1,500.00	21%
Fencing	$3,500.00	50%
Landscaping	$0.00	0%
Sheds, Water Tanks	$0.00	0%
Permits	$0.00	0%
Utility Connections & Tap Fees	$0.00	0%
SITE MAINTENANCE		
Describe in space to the right	$0.00	0%
Describe in space to the right	$0.00	0%
TOTAL HARD COSTS	**$7,001.00**	**100%**

SOFT COSTS

	Cost	% Total
PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$0.00	0%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$0.00	0%
Liability Insurance	$0.00	0%
OTHER SOFT COSTS		
Other - describe in space to the right	$0.00	0%
Other - describe in space to the right	$0.00	0%
TOTAL SOFT COSTS	**$0.00**	**0%**
TOTAL DEVELOPMENT COST	**$7,001.00**	**100%**

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

PROPERTY APPRAISAL(S)

APPRAISAL REPORT

OF

7120 YOCUM STREET
Philadelphia 19142

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $ 34,000. + -

AS OF

June 22, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.5

Disposition of 225 S. 52nd Street
to Family Survival Inc.

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF 225 SOUTH 52ND STREET TO FAMILY SURVIVAL, INC.

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 in accordance with the requirements 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 225 South 52nd Street (the "**Property**") to Family Survival, Inc. (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Ninety Thousand and 00/100 U.S. Dollars ($90,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 225 S. 52nd Street

2. PROPERTY INFORMATION

Zip Code: 19139	**Census Tract**: 008500	**Council District**: 3
Zoning: CMX-2	**Lot Area**: 1,368 sq ft	
OPA Value: $54,300	**Appraised Value**: $90,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Family Survival Inc.	**Type**: Nonprofit
Entity Leader(s): Sharif Abdur-Rahim	
Mailing Address: 221 S. 52nd Street, Philadelphia, PA 19139	
Authorized Contact: Sharif Abdur-Rahim	
Application Date: 1/13/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1 at settlement & $90,000 30-year mortgage	**Proposed Use**: Managed Open Space
Total Project Costs: $3,601.00	**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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
Improvements include levelling the dirt, fencing, planting flowers and cleaning the lot. The community will have access to the garden and seating area.
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community garden/open space.

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

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

Primary Use and Ancillary Use(s).
• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use, and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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
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 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 225 S. 52nd Street as a managed open space to Family Survival Inc. in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

POSTING PHOTO(S)

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Family Survival Inc.

Property Address(es): 225 S. 52nd Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$3,700.00	0%	Bank Account
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$3,700.00**	**0%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	$1.00	0%
Closing Costs	$850.00	24%
Other - describe in space to the right	$1,500.00	42%
SITE MODIFICATIONS		
Clearance and Demolition	$0.00	0%
Fencing	$0.00	0%
Landscaping	$950.00	26%
Sheds, Water Tanks	$0.00	0%
Permits	$0.00	0%
Utility Connections & Tap Fees	$0.00	0%
SITE MAINTENANCE		
Describe in space to the right	$0.00	0%
Describe in space to the right	$0.00	0%
TOTAL HARD COSTS	**$3,301.00**	**92%**

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$0.00	0%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$0.00	0%
Liability Insurance	$300.00	8%
OTHER SOFT COSTS		
Other - describe in space to the right	$0.00	0%
Other - describe in space to the right	$0.00	0%
TOTAL SOFT COSTS	**$300.00**	**8%**

TOTAL DEVELOPMENT COST	**$3,601.00**	**100%**

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

PROPERTY APPRAISAL(S)

APPRAISAL REPORT

OF

225 S. 52nd Street
Philadelphia 19139

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $90,000. + -

AS OF

June 24, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.6

Disposition of 1718-26 N. 52nd Street
to Community Ventures Inc.

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF
1718-26 NORTH 52ND STREET
TO COMMUNITY VENTURES, INC.

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 in accordance with the requirements 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 1718-26 N. 52nd Street (the "**Property**") to Community Ventures, Inc. (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Three Hundred Eighty-Five Thousand and 00/100 U.S. Dollars ($385,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS(ES): 1718-26 N. 52nd Street

2. PROPERTY INFORMATION

Zip Code: 19131	**Census Tract**: 011900	**Council District**: 4
Zoning: CMX-2	**Lot Area**: 9,591 sq ft	
OPA Value: $ 105,500	**Appraised Value**: $385,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Community Ventures	**Type**: Nonprofit
Entity Leader(s): Troy P. Hannigan	
Mailing Address: 1501 Cherry Street Philadelphia, PA 19102	
Authorized Contact: Troy P. Hannigan	
Application Date: 9/11/2025	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1 at settlement & $385,000 30-year mortgage	**Proposed Use**: Managed Open Space
Total Project Costs: $ 60,001	**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: 3 months after settlement	**Project Completion Date**: 12 months after settlement

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
Community Ventures proposes to acquire and transform the property at 1718–26 N. 52nd Street into a landscaped community green space that complements Centennial Village and the ongoing revitalization of the 52nd Street corridor. The plan includes adding soil and sod, an ornamental meadow, and the planting of canopy and flowering trees while preserving the site's existing environmental protection by maintaining the gravel cap and complying with the Environmental Covenant. The project will expand neighborhood access to high quality green space, promoting community well-being, environmental sustainability, and improved public health outcomes
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 project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a community open space.

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

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

Primary Use and Ancillary Use(s).
• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use, and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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
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 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 1718-26 N. 52nd Street as a managed open space to Community Ventures, Inc. in accordance with the Disposition Policy.

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 Plan ☒ Budget ☒ Appraisal Summary Page

OPEN SPACE FACT SHEET

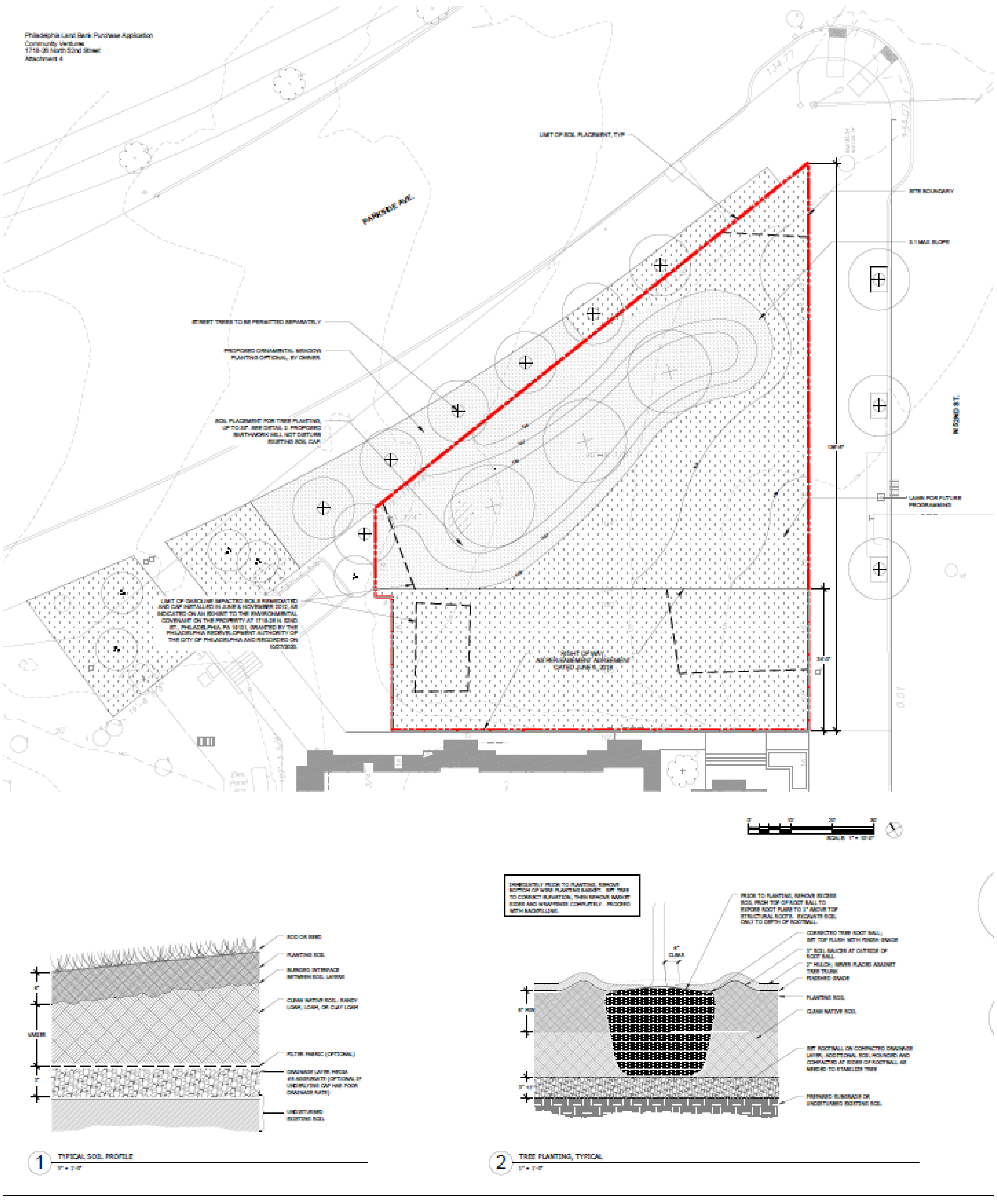
Last Updated: **7/9/2026**

<u>POSTING PHOTO(S)</u>

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)



OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Community Ventures
Property Address(es): 1718-26 North 52nd Street
Philadelphia, PA 19131

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$60,001.00	0%	Bank Statements
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
Other - describe to the right		$0.00	0%	
TOTAL SOURCE OF FUNDS		**$60,001.00**	**0%**	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	$1.00	0%
Closing Costs	$1,000.00	2%
Other - describe in space to the right	$0.00	0%
SITE MODIFICATIONS		
Clearance and Demolition	$0.00	0%
Fencing	$0.00	0%
Landscaping	$55,000.00	92%
Sheds, Water Tanks	$0.00	0%
Permits	$500.00	1%
Utility Connections & Tap Fees	$0.00	0%
SITE MAINTENANCE		
Describe in space to the right	$0.00	0%
Describe in space to the right	$0.00	0%
TOTAL HARD COSTS	**$56,501.00**	**94%**

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$2,000.00	3%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$500.00	1%
Liability Insurance	$1,000.00	2%
OTHER SOFT COSTS		
Other - describe in space to the right	$0.00	0%
Other - describe in space to the right	$0.00	0%
TOTAL SOFT COSTS	**$3,500.00**	**6%**

TOTAL DEVELOPMENT COST	**$60,001.00**	**100%**

OPEN SPACE FACT SHEET

Last Updated: **7/9/2026**

APPRAISAL REPORT

OF

1718-26 N. 52nd Street
Philadelphia 19131

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $385,000. + - 10%

AS OF

June 27, 2026

PREPARED BY

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

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.1

Disposition of 3902 N. Delhi Street to Della Jamison

RESOLUTION NO. 2026 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3902 NORTH DELHI STREET
TO DELLA JAMISON**

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 in accordance with the requirements 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 3902 North Delhi Street (the "**Property**") to Della Jamison (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 One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Fifteen Thousand and 00/100 U.S. Dollars ($15,00.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

SIDE YARD FACT SHEET

Last Updated: **7/9/2026**

1. ADDRESS: 3902 N. Delhi Street

2. PROPERTY INFORMATION

Zip Code: 19140	**Census Tract**: 019800	**Council District**: 5
Zoning: RSA-6	**Lot Area**: 720 sq ft	
OPA Value: $11,100	**Appraised Value**: $15,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Della Jamison	**Type**: Side/Rear Yard
Homeowner Name(s): Della Jamison	
Mailing Address: 3900 N. Delhi Street, Philadelphia, PA 19140	
Authorized Contact: Della Jamison	
Application Date: 02/26/2026	

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: $15,000.00	**Type of Mortgage:** 30-year, forgiven at end of 30 years
Total Project Costs: $0	**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: **7/9/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
The applicant proposes to rehabilitate 3902 N. Delhi Street as a side yard.
Improvements include cleaning the lot and planting flowers.
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 project will not be subject to an Economic Opportunity Plan.
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:

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

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 3209 N. Delhi Street as a side yard to Della Jamison in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

SIDE YARD FACT SHEET

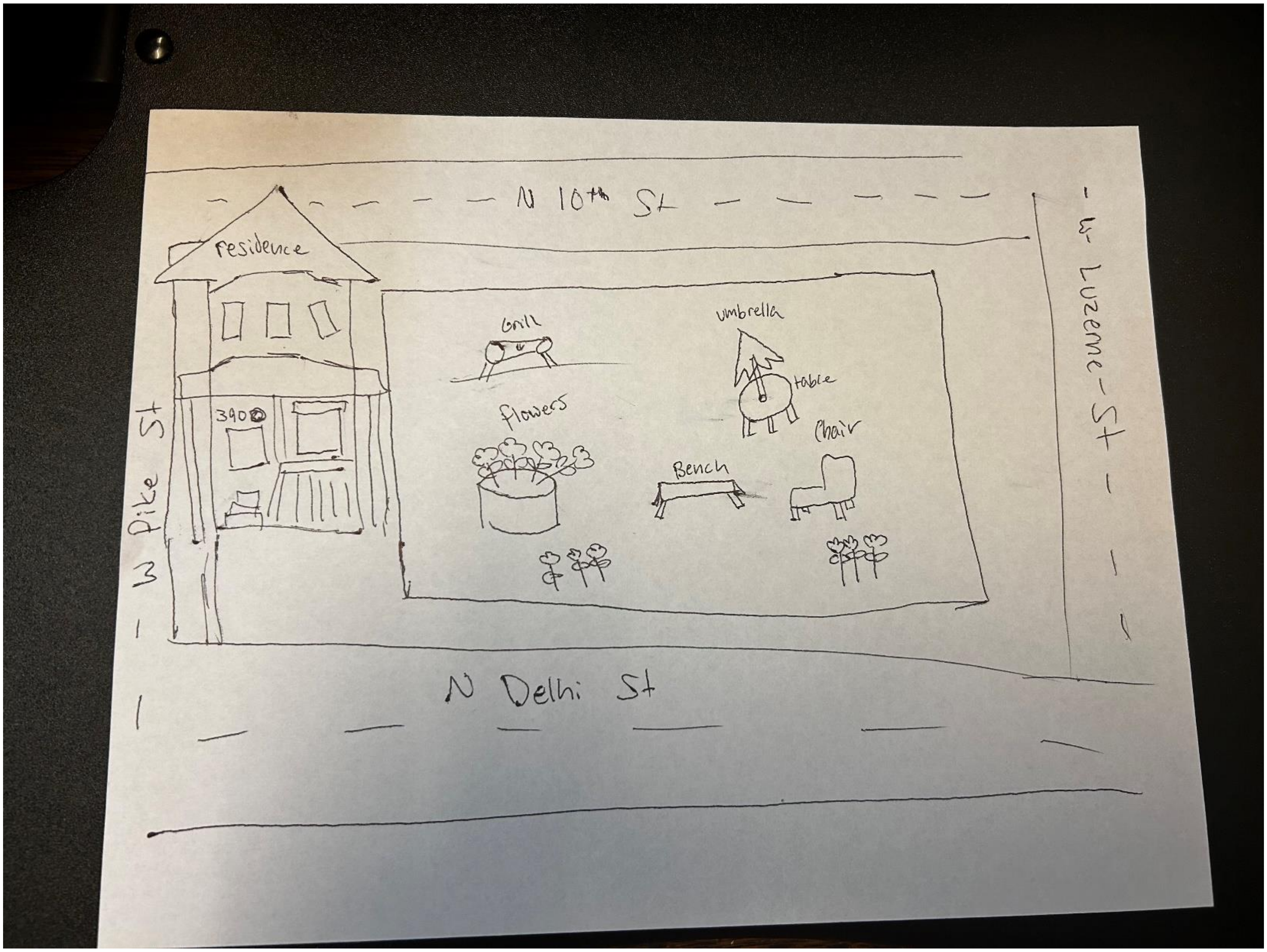
Last Updated: **7/9/2026**

PROPERTY POSTING PHOTO(S)

SIDE YARD FACT SHEET

Last Updated: **7/9/2026**

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: **7/9/2026**

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: 3902 Delhi St
Philadelphia, PA 19140

OPINION OF VALUE: $15,000

USE OF REAL ESTATE EXISTING AS OF
MAY 20, 2026 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MAY 20, 2026 Vacant Land

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