

PHILADELPHIA LAND BANK

Garden/ Open Space Application Process Presentation 10/7/2026

General Announcements:

- “To turn on closed captions, click the **Captions (CC)** icon on the lower Zoom toolbar. If you don’t see it, click **More (•••)**, then select **Captions**.
- To view captions in another language, click the **small arrow next to Captions**, enable **Translation** if prompted, and select your preferred language from the available translation options.
- Attendees can choose from the language options available in Zoom. The options currently displayed in our account are:
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- Each webinar is already set up for recording.
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- Senior Vice President – PHDC, Land Management
 - Executive Director- Philadelphia Land Bank
- Deputy Executive Director – Philadelphia Redevelopment Authority



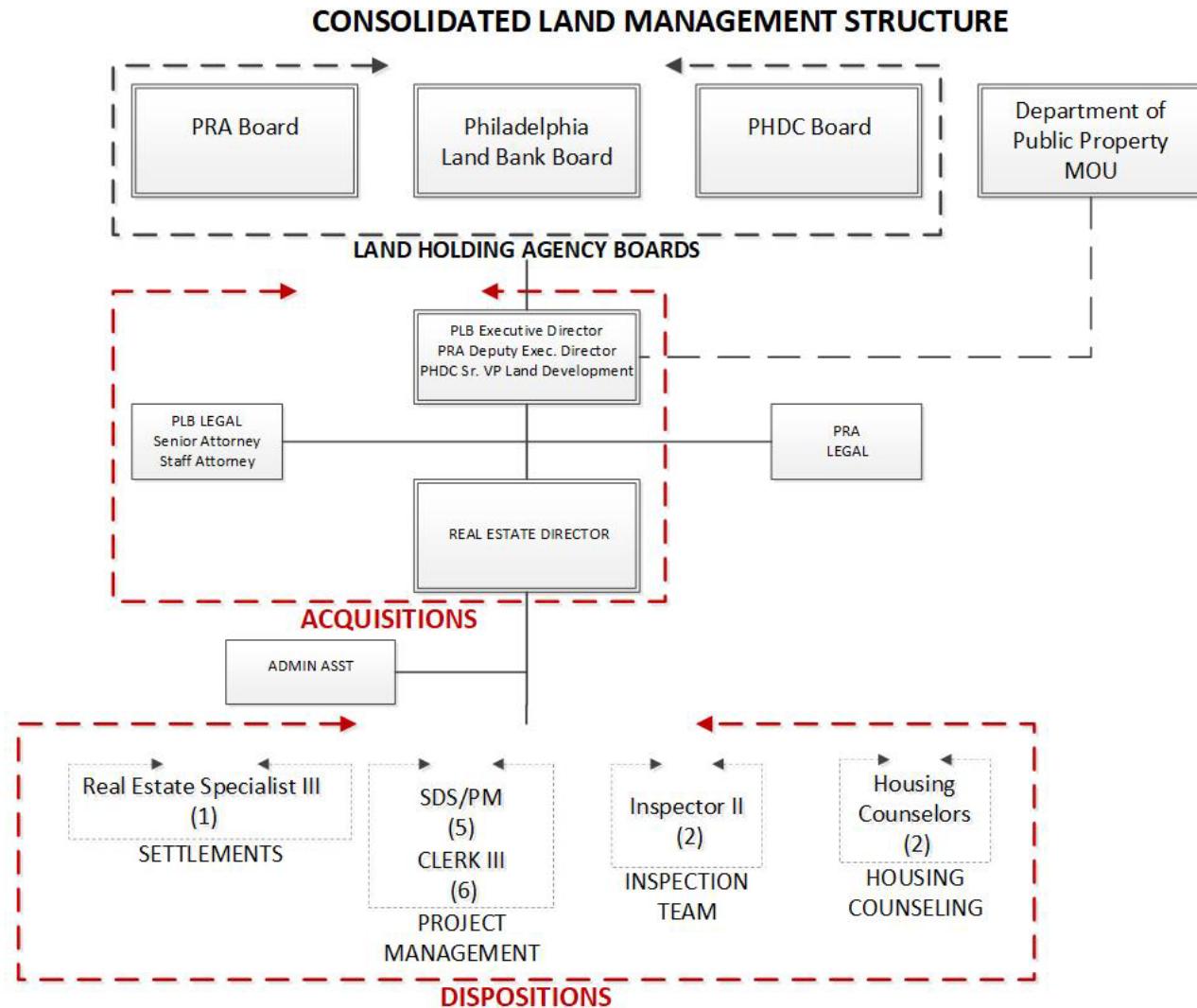
Objectives:

1. What is a qualified applicant?
2. What is a qualified parcel?
3. What are the restrictions on the parcel? Is there a mortgage and note?
4. What is the disposition process?
5. What has to be submitted for a complete and qualified application?
6. What happens at settlement?



NOTES

- Council Members are part of the Planning & Development Team
 - Need to establish consistent & regular communication
- Each Council District & Planning District has unique setting elements:
 - CDC, RCO, Advocates, Developers
 - Block Typologies
 - Demographics
 - Quality of Life Issues



Doing business with the Department of Public Property (DPP), Land Bank, Philadelphia Redevelopment Authority (PRA), PHDC:

- The land holding agencies are under no obligation to sell any assets. 16-404(2)(d)(.6)
- We only do business with qualified applicants.
- *There are no hook-ups.*

How do we encourage garden/open space dispositions?

Non-Competitive Sales

- A Non-Competitive Sale, as permitted pursuant to the Disposition Policy, is not considered a competitive sale.
- The City may direct the transfer of property or properties to a specific entity without a competitive process for:
 - The development of an assemblage (**50% of land**)
 - Business expansion
 - Affordable Housing Development or Community-based facilities
 - Mixed Use Developments where 51% of the units are for affordable housing – **Both For-Profit & Non-Profit Developers may submit**
 - **Side/rear yards, Open Space/Community Garden**

What is a qualified applicant?

An applicant that seeks property for use as a community garden, open space or recreational area, must be organized as a non-profit organization under Pennsylvania Law. 16-404(2)(d)(.2)

Notwithstanding the language in subsection 16-404(2)(d)(.2 & .3), the Agency is not obligated to select any applicant, 16-404(2)(d)(.6)

What is a qualified applicant?

A property may only be conveyed to a “Qualified Applicant” who has submitted a complete application. An Applicant is qualified if the following requirements are satisfied:

1. The Applicant has no City tax, water or other delinquencies. The Applicant may be in a current payment agreement to resolve such delinquencies.

What is a qualified applicant?

2. No property(ies) owned by the Applicant have outstanding code violations. A violation is not considered outstanding if there is an agreement with the City to come into compliance.
3. All other individuals or entities who have, or are reasonably expected to have, a direct ownership, controlling, or managing interest in the Applicant must comply with 1 and 2 above (“Related Individual/Entity”).

What is a qualified applicant?

4. Neither the Applicant nor any Related Individual/Entity has a conflict of interest as disclosed on any forms or other documentation provided.
5. Neither the Applicant nor any Related Individual/Entity has answered “yes” on question 1, 2, 3, or 4 on the Additional Disclosures form - see page 11.

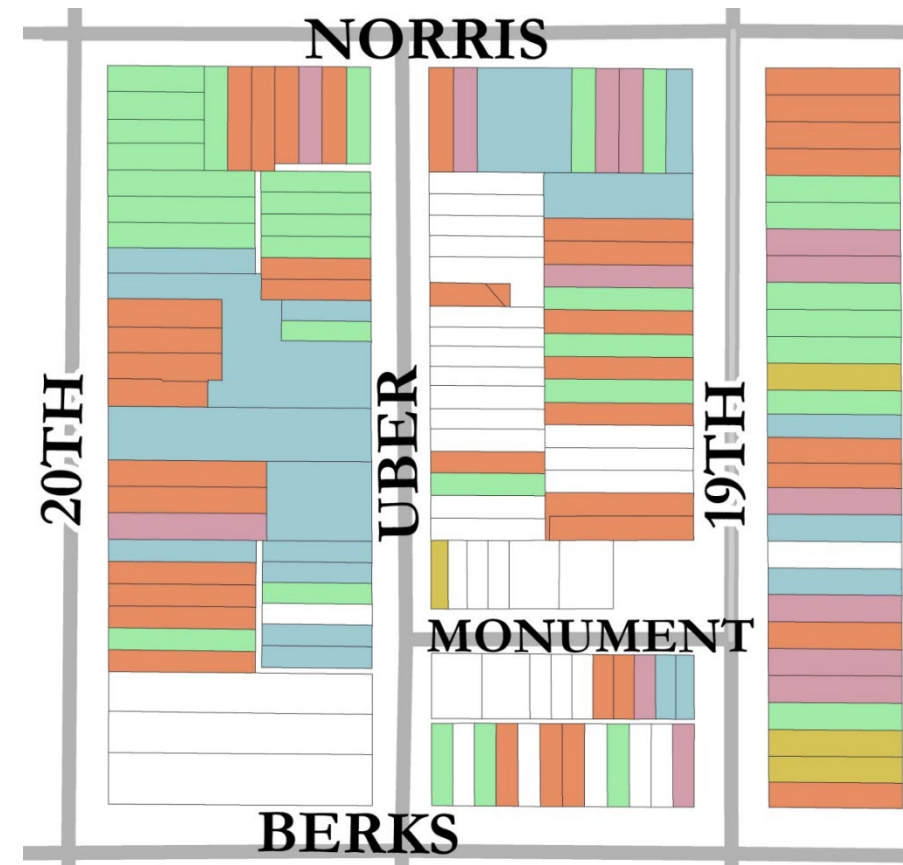
What is a qualified applicant?

6. All entities identified in Question 6 or 7 of this Purchase Application must comply with all City obligations or be in an agreement to become compliant.

7. The Applicant and all entities identified in Question 7 are compliant with campaign contribution limits (applicable to discounted and nominal pricing transactions).

INVENTORY: **5,371** Parcels for Disposition

- **Fragmented ownership**
- **Assemblage challenges**



What is a qualified parcel?

- Each council district has land use priorities.
 - Affordable Housing (LIHTC or Turn the Key)
 - Side Yards
 - Gardens or Open Space
- The district use priorities are determined by both the land holding agency and council office.
- Garden or Open Space availability differs from district to district.
- An applicant can begin their research here:
 - <https://phillylandbank.org/view-properties-map/>

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

"Primary Use" – Gardens

1. 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;
2. Installing and maintaining pathways surrounding planting beds and storage facilities to facilitate access to those areas.

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

"Primary Use" – Open Space

1. 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.

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

"Ancillary Use(s)" – Gardens and Open Space

1. Installing and maintaining compost storage containers;
2. Installing and maintaining fencing or a dense vegetative screen;
3. Installing and maintaining a storage shed;
4. Installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation;
5. Installing and maintaining refuse bins;

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

"Ancillary Use(s)" – Gardens and Open Space

6. Installing and maintaining a single bulletin board not greater than nine (9) square feet;
7. Installing and maintaining washing stations;
8. Installing and maintaining benches and other types of seating, and picnic tables;
9. Social, meeting, and educational activities related to the Primary Use; and
10. Other uses which are reasonably necessary to support the Primary Use.

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

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.

What are the permitted uses and restrictions on the parcel? Is there a mortgage and note?

- 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.

What are the permitted uses and restrictions on the parcel? Is there a mortgage and note?

- 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.**

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

- 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.

What are the permitted uses and restrictions on the parcel?

Is there a mortgage and note?

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/ 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.

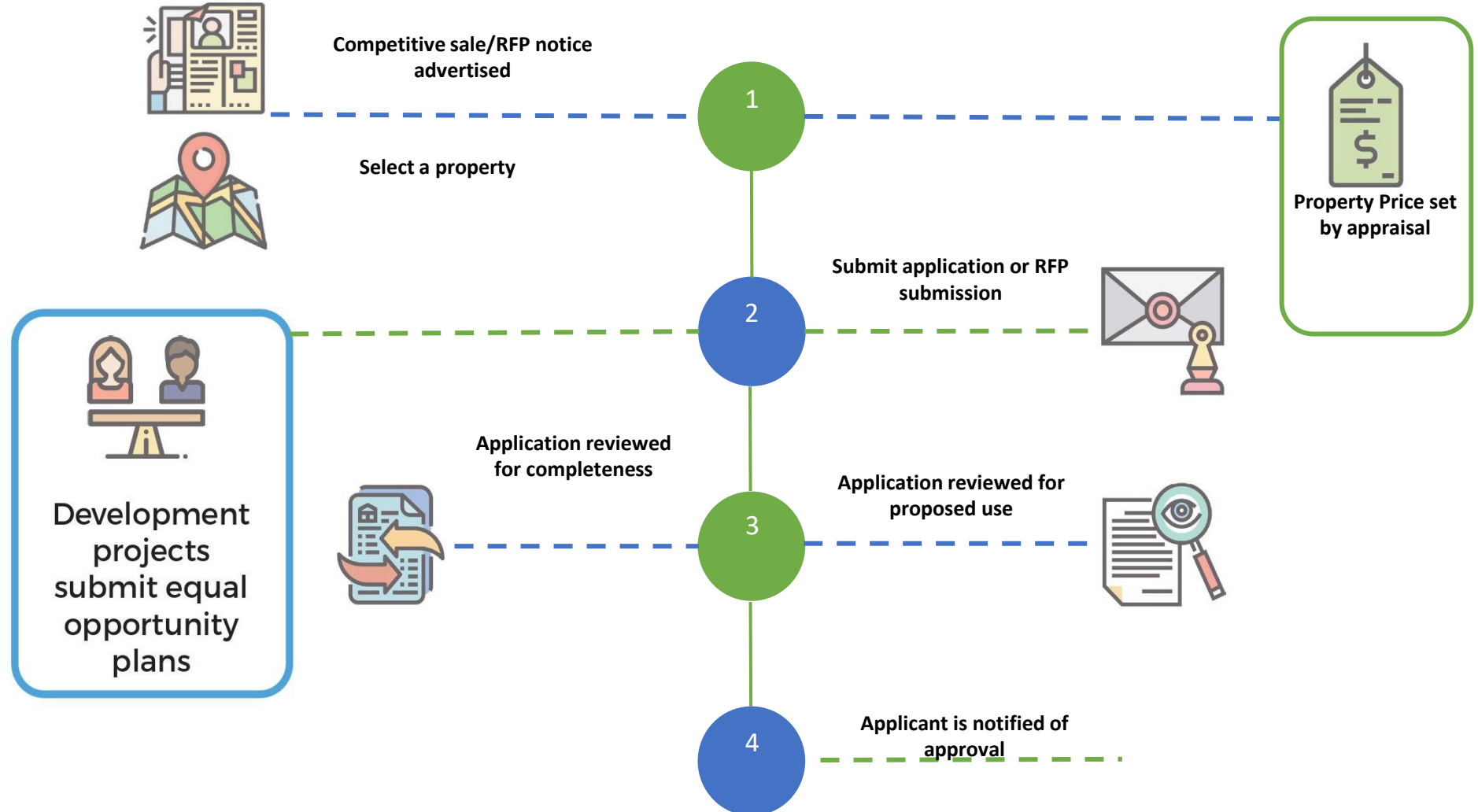


What is the disposition process?

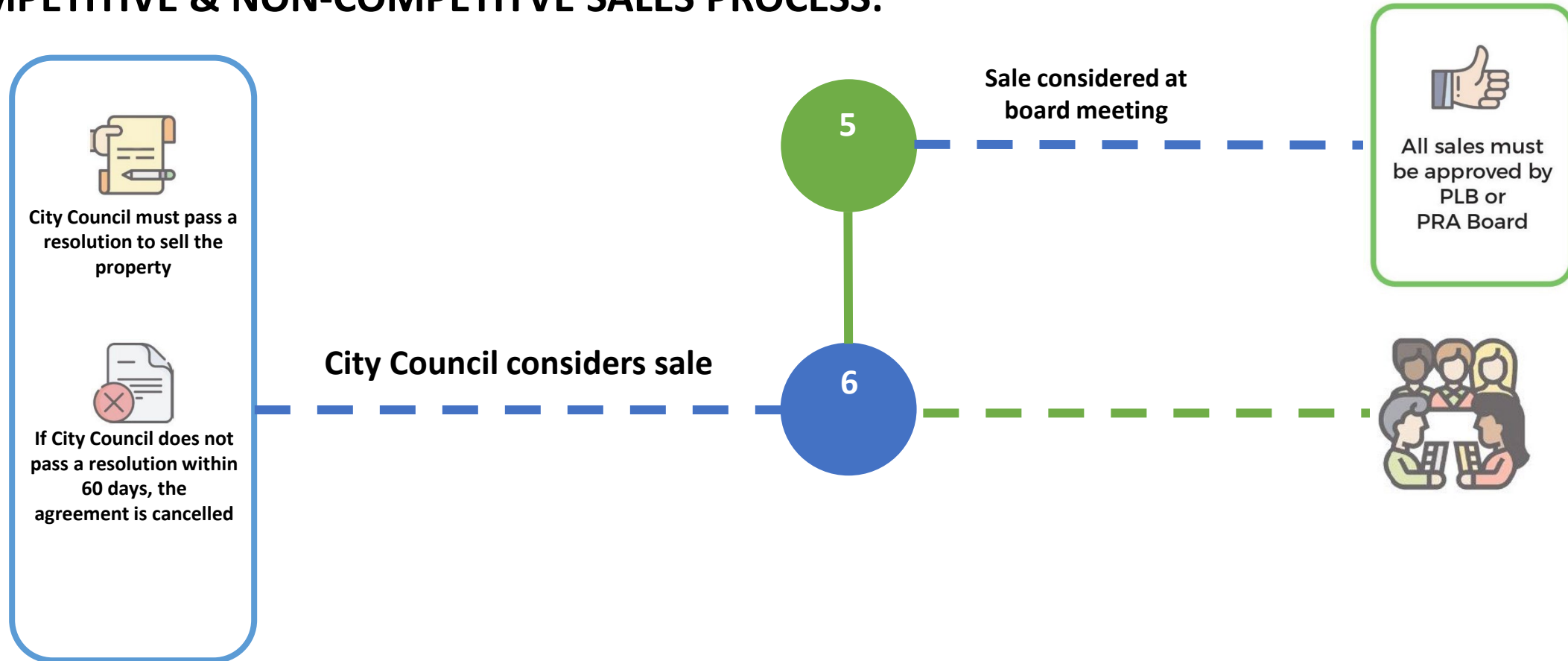
COMPETITIVE & NON-COMPETITIVE SALES PROCESS:

**This section
can take from
120-150 Days.**

**This is only a general
representation of the
disposition process.**

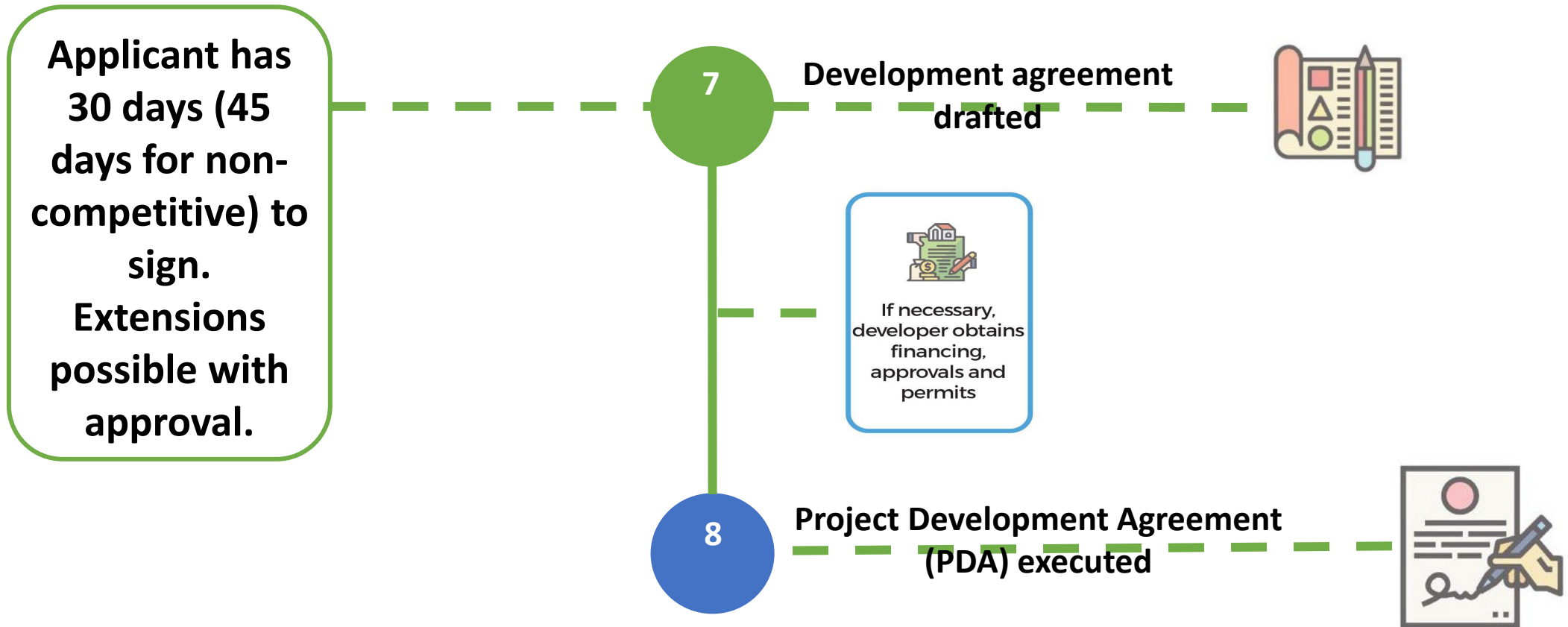


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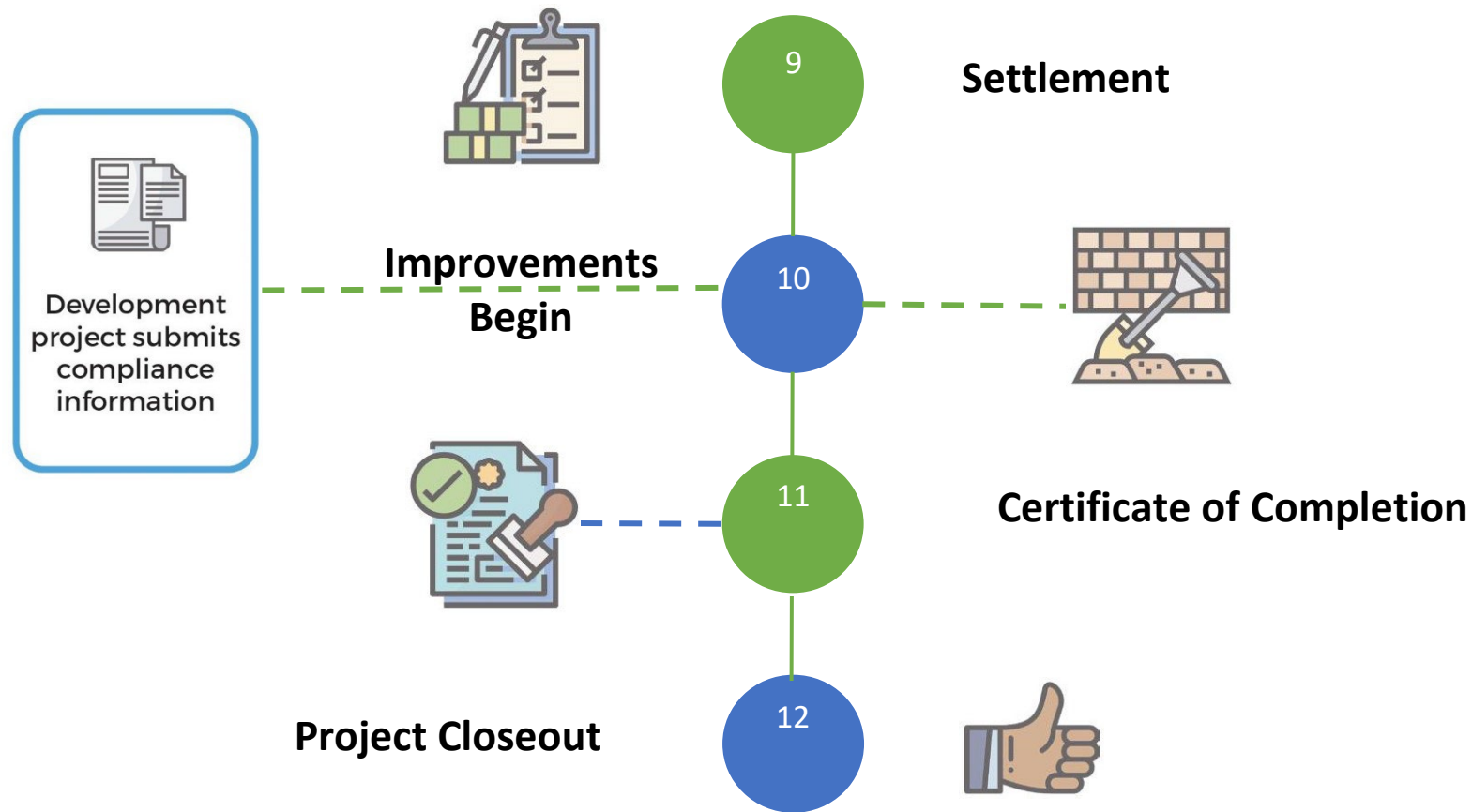
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What has to be submitted for a complete and qualified application?

1. Application to Purchase Public Property (“application”) pg. 6
2. Tax Status Certification Request Form pg. 10
3. Conflict of Interest and Additional Disclosure Form pgs. 11-13
4. Certificate of Non-Indebtedness pg. 14
5. Campaign Disclosure Forms (applicable for nominal and discounted pricing only) pg. 15
6. Economic Opportunity and Inclusion pg. 32
7. Sources and Uses of Funds (Excel Spreadsheet) – Separate File

What has to be submitted for a complete and qualified application?

- 8. Proof of Funds
- 9. Bank/Financial Account Statements
- 10. Plans
- 11. Completed Projects
- 12. Organizational Documents

What happens at settlement?

1. The Property is being sold in its “AS IS, WHERE IS” condition “WITH ALL FAULTS” and specifically and expressly without any representations, warranties, or guarantees, express or implied, of any kind, nature, or type whatsoever.
2. The applicant must decide whether to get title insurance. Y/N
3. The agency is required to provide a clear title to the property.
4. The required deposits for Gardens and Open Space are \$1,500
5. The deposit covers the average closing costs.



Thank you.

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