

East Kensington Neighbors Association  
Monthly Meeting Agenda  
Monday, November 18th, 2024  
In person at PBC and via Zoom  
John Theobold, President  
Contact: [president@ekna.org](mailto:president@ekna.org)  
[www.ekna.org](http://www.ekna.org)



## **November 2024 Meeting Minutes**

### **I. Welcome and Presidents Report**

- Introduce officers, board members and terms
- John introduced himself
- Newly elected board/officers
  - Some new, some taking different positions and terms
- 2025 Slate
  - John Theobold as President
  - Catherine Dentino, Treasurer
  - Amanda Burch
  - Lauren Bruce
- 2026 Slate
  - Justin, Vice President
  - Josh Graff, Secretary
  - Jen Brown
  - Maria Jimenez

### **II. Local Business Spotlight**

- Drats
- 2214 n Front St, and Emerald
- Loves Kensington, been here all his life
- Affordable
- Photo gallery as well
- Featuring local artists
- Music

### **III. Guest Speakers**

- Turn Key Homes
  - Philadelphia Housing Development Corporation (PHDC) is presenting
    - <https://phdcphila.org/>
  - 3 Bedrooms 2 bath
  - 20 Year forgivable mortgage
  - 10k grant from Philly first home
  - Average is \$185k
  - Housing vouchers can be used to buy a home
  - Real estate taxes fund school districts
  - Priority given to Philadelphia employees
  - PHDC housing counseling

- Maximum household for 1 is \$85,000
- \$114,000 for household of 4
- Q: Riverwards and PHDC?
  - Qualified developer
  - Are also across the street
- They are all quality houses
- Average is \$1,400 a month
  - \$1,100 before interest rate spike
- Shelby is the community engagement officer
- City owned land (Landbank)
- Q: What properties are within our catchment?
  - Some are 19125. Cumberland, Harold, Fletcher
  - Specific question about some on the website
- Q: Single family? Tax abatement?
  - A: Yes and yes
- Q: Prohibition on short term rental
  - A: Cannot be used as rental properties
- Q: Is credit included/factored in
  - A: Average 640+. Some lenders can work between 600-640
- Q: Can homeowners refinance
  - A: Yes
- Resolve
  - Nonprofit newsroom that seeks to make journalism more equitable
  - Philly Documenters:
    - Trained citizens to attend public meetings
    - \$17 an hour, record or take notes
  - Quarterly community newsletter supported by non-journalist writers
  - Formerly incarcerated stories
  - Textline of job fair, health clinic, etc
  - Support groups for folks affected by gun violence etc
  - QR code given
  - Info Block Captains - folks in neighborhoods representing their community
  - <https://resolvephilly.org/>

#### **IV. Christmas Tree Sale (Amanda)**

- Tree sales on Friday December 6th until Sunday 8th
  - Christmas in Kensington on Saturday
- Helpful resource for neighbors (many places to lose trees)
- Organized by a local neighbor
- Selling ornaments by Hive76
- \$75-\$150
- Q: Provision by a particular location
  - A: Will be organizing a takeaway for composting or feeding to goats
- Next month if our Holiday Party

#### **V. Neftali Update**

- Quick update from Neftali Ramos
  - Mayor's Office of Public Safety
- Maria and Alyssa reached out about issues
- He can help about 311ish issues - reach out via text or email
- 215-498-5487
- 311 gets tens of thousands of reports a day

## **VI. Treasurer Report (Catherine)**

### **October Income (\$235.30 Total)**

- Interest: \$235.30

### **October Expenses (\$1,930.17 Total)**

- Mini Grants: \$1,665.00
- Squarespace (monthly email newsletter fee): \$15.12
- Zoom: \$17.27
- Vientiane (Food for Oct General Meeting): \$100.00
- Vientiane (Food for Oct Board Meeting): \$129.78
- Quickbooks ACH Fees: \$3.00

### **Bank Balances as of October 31st (\$70,298.60 Total)**

- Fulton Bank Checking: \$3,808.05
- Fulton Bank Money Market: \$48,489.14
- Paypal: \$0

### **Cash Flow Changes Due to Pass Through Transactions**

- -\$18,106.54

### **Green Space Balance as of October 31st**

- \$8,039.27

### **Receivables as of October 31st**

- Loans Principal Outstanding: \$12,000
- Loans Interest Outstanding: \$2,121.66

## VII. Committee Reports

- Big hit to our committee structure through COVID
- Really only zoning
- Zoning Report (John)
  - 3 cases
  - 2633 Jasper
    - Group living in a single family. Added a fourth resident
    - 28 in favor and 3 opposed
  - 1938-40 Hazard Street
    - Oversized lot with a garage
    - 5 unit building proposal
    - Parking demand
    - Developer was willing to negotiate but the community wanted a subdivided home (two single family homes)
    - 5 in favor 25 opposed
  - 1912 E Cumberland St
    - AirBnB
    - Previously used as AirBnB
    - 18 in favor 5 opposed
    - 4th AirBnB to be legalized (Many likely illicit)
    - It lasts into perpetuity for the lot
  - Q: What we provide
    - Vote if no real opposition or conversation
    - Mandatory is date, vote, location
    - We usually editorialize the vote a bit
  - Q: Is council taking on the issue of AirBnB?
    - A: No council person seems to be taking it on
    - 30ish houses
  - It's a lot of work, need help!
  - Zoning... And planning!!!
- Arts Committee (Paul)
  - Trying to work out nuts and bolts of how the committee will work
  - Will put up a form online for proposals
    - Facilitate other peoples ideas
  - Ambient Lab event
  - Film festival talks
  - eastkensingtonarts@gmail.com
- Trash Management Committee
  - Zoning meetings people often bring up trash
  - Multifamily buildings that are not doing the right thing
  - Need volunteers!
- Greening Committee (Jen)
  - For example, figure out what to do with trees after the event
  - Engaging with community gardeners and green spaces

## **VIII. New Business**

- Richard chronology of board members
  - John from 2022-2024
- October Minutes approval

## **IX. Adjourn**

Adjourned meeting at 8:05pm.

Respectfully submitted by Josh Graff, EKNA Secretary