

MEMORANDUM

City of Philadelphia

Date: November 13, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Harmon – Chairwoman – Vacant Property Review Committee

Subject: AGENDA FOR THE NOVEMBER 13, 2018 MEETING OF THE VACANT PROPERTY REVIEW COMMITTEE

TIME: 10:00 AM

LOCATION: City Council

Caucus Room, 4th Floor

City Hall

The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.

The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

PROPOSED AGENDA SEQUENCE

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**

- 1. Residential Lots**
- 2. Residential Side/Rear yard**
- 3. Urban Garden**
- 4. Non-Profit**
- 5. Extension of Time**
- 6. Philadelphia Land Bank**
- 7. Certificate of Completion**

1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.

| <u>Address</u> | <u>Applicant</u> | <u>City Acquired</u> |
|------------------------------------|--|----------------------|
| <i>A. 721 W. Cumberland Street</i> | <i>Elias A. Fuentes Matos 2510 N. Franklin Street Philadelphia, PA 19132</i> | <i>08/89</i> |

Attachments-

**2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at “no consideration”):**

| <u>Address</u> | <u>Name and Address of Applicant</u> | <u>City Acquired</u> |
|--|--|----------------------|
| <i>A. 1623 S. Frazier Street</i> | <i>Marva Sharper 1625 S. Frazier Street Philadelphia, PA 19143</i> | <i>09/92</i> |
| <i>B. 2904 'D' Street</i> | <i>Delia Santiago-Sanchez 2906 'D' Street Philadelphia, PA 19134</i> | <i>03/86</i> |
| <i>C. 1521 W. Firth Street</i> | <i>Gordon S. Brown 1519 W. Firth Street Philadelphia, PA 19132</i> | <i>04/83</i> |
| <i>D. 2050 N. 25th Street</i> | <i>Warren Johnson & Yetta Tender 2048 N. 25th Street Philadelphia, PA 19121</i> | <i>11/01</i> |
| <i>E. 4514 Merion Avenue</i> | <i>Bertil Lekasi 4512 Merion Avenue Philadelphia, PA 19131</i> | <i>12/83</i> |

3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)

| <u>Address</u> | <u>Name of Applicant</u> | <u>City Acquired</u> |
|--|--------------------------|----------------------|
| <i>A. 3824 N. 10th Street</i> | <i>Mayra Camacho</i> | <i>12/18</i> |
| <i>B. 1911 Mountain Street</i> | <i>Amy Brown</i> | <i>09/98</i> |
| <i>C. 2702 'C' Street</i> | <i>Esther Ocasio</i> | <i>04/82</i> |
| <i>D. 2834 'A' Street</i> | <i>Angel Rivera</i> | <i>10/80</i> |
| <i>E. 140 W. Dauphin Street</i> | <i>Iris Rodriguez</i> | <i>06/88</i> |
| <i>F. 2335-37 N. 6th Street</i> | <i>Julian Pagon</i> | <i>04/76</i> |

4. Non-Profit

| <u>Address</u> | <u>Name of Applicant</u> | <u>City Acquired</u> |
|--|----------------------------------|----------------------|
| <i>A. 1329 S. 15th Street</i> | <i>Neighborhood Garden Trust</i> | <i>05/04</i> |

Attachments-

5. Extension of Time

| <u>Address</u> | <u>Name of Applicant</u> | <u>Settled</u> |
|--------------------------------|--------------------------|----------------|
| <i>A. 3474 Braddock Street</i> | <i>Jorge Perez</i> | <i>05/16</i> |

Attachments-

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|----------------------------|-------------------------|--------------|
| <i>B. 623 Mercy Street</i> | <i>Mohamed El-laisy</i> | <i>10/17</i> |
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Attachments-

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|------------------------------|--------------------------------|--------------|
| <i>C. 3222-57 'H' Street</i> | <i>Esperanza Health Center</i> | <i>07/17</i> |
|------------------------------|--------------------------------|--------------|

Attachments-

6. Philadelphia Land Bank**Name of Applicant****A. 1238 N. 15th Street****Derrick Jacobs****Attachments-****B. 1302 S. Cleveland Street****Daniel McLaughlin****Attachments-****C. 2147 E. Orleans Street****Student-Run Emergency Housing
Unit of Philadelphia (SREHUP)****Attachments-****D. 162-166 W. Cumberland Street****Alexander Johnson****Attachments-****E. 2200 N. Cleveland Street****Habitat for Humanity****Attachments-****F. 2211-2213 W. Sergeant Street****Habitat for Humanity****Attachments-****7. Certificates of Completion**

The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:

| <u>Address</u> | <u>Grantee</u> | <u>Settled</u> |
|-----------------------------------|-----------------------|-----------------------|
| A. 2455 N. Carlisle Street | James T. Wall | 04/88 |

Was on last month. This is a vacant property which was never rehabbed.

Attachments-

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|--|------------------------------------|--------------|
| <i>B. 1931 E. Cumberland Street</i> | <i>New Kensington, CDC</i> | <i>04/09</i> |
| <i>Attachments-</i> | | |
| <i>C. 1929 E. Cumberland Street</i> | <i>Blue Truck Enterprises, LLC</i> | <i>02/18</i> |
| <i>Attachments-</i> | | |
| <i>D. 4320 Lancaster Avenue</i> | <i>PHA</i> | <i>10/86</i> |
| <i>Attachments-</i> | | |
| <i>E. 5518 Florence Avenue</i> | <i>Thomas London</i> | <i>05/84</i> |
| <i>This was a Single Family Dwelling</i> | | |
| <i>Attachments-</i> | | |
| <i>F. 1319 S. Markoe Street</i> | <i>West Shore Civic Assoc.</i> | <i>05/86</i> |
| <i>Attachments</i> | | |
| <i>G. 1522-24 Parrish Street</i> | <i>PRA</i> | <i>05/18</i> |
| <i>1536 Parrish Street</i> | <i>PRA</i> | <i>05/18</i> |
| <i>1538 Parrish Street</i> | <i>PRA</i> | <i>05/18</i> |
| <i>Attachments-</i> | | |
| <i>H. 420 Winona Street</i> | <i>Marta Eileen Rose</i> | <i>01/09</i> |
| <i>The applicant purchased the lot for \$10,000.00</i> | | |
| <i>Attachments-</i> | | |
| <i>I. 2103-07 E. Somerset Street</i> | <i>Traders Associates</i> | <i>08/91</i> |
| <i>Attachments-</i> | | |
| <i>J. 1843 E. Hazzard Street</i> | <i>James Swanson</i> | <i>12/17</i> |
| <i>Attachments-</i> | | |

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|---|--|------------------------------|
| <i>K. 114 E. Phil-Ellena Street</i> | <i>Haywood Acy</i> | <i>08/86</i> |
| <i>This was transferred as a side yard</i> | | |
| <i>Attachments-</i> | | |
| <i>L. 5606 Walnut Street</i> | <i>PHDC</i> | <i>11/80</i> |
| <i>5626 Walnut Street</i> | <i>PHDC</i> | <i>11/80</i> |
| <i>Attachments-</i> | | |
| <i>M. 838 Woodlawn Avenue</i> | <i>Betty Badger</i> | <i>07/84</i> |
| <i>Attachments-</i> | | |
| <i>N. 4508 Merion Avenue</i> | <i>Elizabeth Jackson</i> | <i>03/89</i> |
| <i>This was a side yard</i> | | |
| <i>Attachments-</i> | | |
| <i>O. 2635 N. Douglas Street</i> | <i>Desiree Wilson</i> | <i>01/88</i> |
| <i>Attachments-</i> | | |
| <i>P. 1119 N. Orianna Street & 1120 Galloway Street</i> | <i>Thomas & Lisa Stoner</i> “ “ “ “ | <i>05/03</i> <i>05/03</i> |
| <i>This was purchased as a side yard</i> | | |
| <i>Attachments-</i> | | |
| <i>Q. 2306 N. Fairhill Street</i> | <i>Jorge L. Rodriguez</i> | <i>06/95</i> |
| <i>2308 N. Fairhill Street</i> | “ “ “ | <i>06/95</i> |
| <i>Attachments-</i> | | |
| <i>R. 625 N. 11th Street</i> | <i>PHDC</i> | <i>03/80</i> |
| <i>Attachments-</i> | | |

| | | |
|---|------------------------------------|--------------|
| <i>S. 1303 N. Newkirk Street</i> | <i>PHDC</i> | <i>11/90</i> |
| <i>Attachments-</i> | | |
| <i>T. 2610 Titan Street</i> | <i>Arthur & Henrietta Pugh</i> | <i>04/98</i> |
| <i>Transferred as a side yard</i> | | |
| <i>Attachments-</i> | | |
| <i>U. 1934 Diamond Street</i> | <i>Montgomery/Will Development</i> | <i>12/89</i> |
| <i>Attachments-</i> | | |
| <i>V. 2122 E. Arizona Street</i> | <i>Cynthia Catherine O'Brien</i> | <i>06/17</i> |
| <i>Attachments-</i> | | |
| <i>W. 3613-3615 N. 8th Street</i> <i>And rear 3611 N. 8th Street</i> | <i>Lucy Aponte</i> | <i>09/14</i> |
| <i>Attachments-</i> | | |