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**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, 4<sup>th</sup> 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**

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**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. 25<sup>th</sup> Street</i>	<i>Warren Johnson &amp; Yetta Tender 2048 N. 25<sup>th</sup> 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. 6<sup>th</sup> 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. 15<sup>th</sup> 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-*

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

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

**6. Philadelphia Land Bank****Name of Applicant****A. 1238 N. 15<sup>th</sup> 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:***

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

***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 &amp; 1120 Galloway Street</i>	<i>Thomas &amp; 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. 11<sup>th</sup> Street</i>	<i>PHDC</i>	<i>03/80</i>
<i>Attachments-</i>		

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<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 &amp; 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. 8<sup>th</sup> Street</i> <i>And rear 3611 N. 8<sup>th</sup> Street</i>	<i>Lucy Aponte</i>	<i>09/14</i>
<i>Attachments-</i>		