



Reclaimed 25 Scattered Sites
Public Engagement Meeting #2
Feedback

Date: Tuesday May 10, 2022
Time: 6:00 PM – 9 PM
Location: 4809 Germantown Ave, Philadelphia, PA 19144

1. Being a tenant of 85 E. Church Lane, I would like to see the city put in place a first-time homebuyer program for the current tenants in all the properties, who show interest in owning their home. I would like for the city to provide/assist the tenants with critical repairs, then sell properties to the tenants at a fair price that is agree upon by both the city and the tenants, if not for free. The displaced tenants should have the option to come back to Germantown and benefit from either this homeownership program or rent.
2. The properties should be given to another community development corporation (CDC). Being that they were acquired with federal HUD money with the purpose being for rent, they need to be put back up for rent. Once the properties are rehabbed the first option for rent should go to the tenants and the displaced tenants. We want to know is there funding available in conjunction with the non-profits to complete the rehabilitation and put up for rental to the displaced tenants. We would also like to know the condition of the Warehouse property on Penn St., the Germantown Settlement headquarters.
3. I have been living at my property for 32 years. Most of the work I did my self. I would like my porch done. I would like hardwood floors in my downstairs. Also, I never had a paint job, on the second bathroom. I need a new tub in my bathroom also on the first floor. On the outside of my house need to be cement. I think the city should give property to me. All the work done on my house I did myself. I kept all receipts to show for the work I have done on my house.
4. Those who lived there should have opportunity to come back.
5. Programs for tenants to grow into homeowners.
6. Job training, culinary arts, connect to services, alternatives to violence.
7. All 25 properties owned by a non-profit.

8. Elderly women 35 years in house, paid to repair roof, etc., should be given deed to her house. Also paid her rent all along.
9. Rent should remain 1/3 income as residents' contribution.
10. Carve-outs for people still in properties paying utilities, rent, etc., should have 1st crack at owning/staying in unit.
11. Spend more money in this neighborhood. Federal money.
12. Current resident wants to stay and want to become homeowner. Willing to go through first time home buyer programs. Likes the location.
13. Be willing to take political risk. E.g., give people a house! Housing First! Housing solves many issues.
14. Renovation prior to demolition.
15. Flip properties doesn't help affordable housing.
16. 60-74 E. Collom St. expansion for Elders Place.
17. Tenants should be given opportunity to buy.
18. Philadelphia residents should have opportunity to buy especially NW residents.
19. Philly Jump Start is a good model.
20. Apartment houses like Hamill Mills should be developed for tenants.
21. Any property above 3 units should be affordable housing.
22. Fund for lead paint removal.
23. Large properties should go to RCO tenants should be in accountability program.
24. Tenants for affordable housing should demonstrate good tenant behavior – accountability program.

25. Funding for homeowner renovations with stipulation they reside there and don't resell and keep up mortgage payments for 10 years.
26. Bid out to local general contractors/developers. Give community opportunity to rebuild.
27. 4951 Germantown has been a location for short dumping.
28. Neighbors of some of the scattered sites suffer from lack of maintenance of deteriorated grounds/structures and it affects adjacent structures. Can evaluate these cases and repair?
29. Affordable owner-occupied program. Maybe with abatement or first-time home buyer opportunities.
30. Allow small businesses opportunities to develop.
31. 4949 Germantown currently has squatters living in it.
32. City should create a short list of stakeholders from the community, offer them an advantage/preference and allow them to develop the sites.
33. City should create a lottery system for area resident to compete in bidding process.
34. Allow community homeownership opportunities and grant funding to promote generational wealth.
35. Sites should be renovated with homeownership programs to stabilize and strengthen community.
36. Home ownership consideration should be given to people who had their homes foreclosed.
37. I own 4947 Germantown Avenue and would like to see small businesses in the area given an opportunity to rehabilitate. I have a personal interest in owning, operating and managing the 4949 and 4951 properties.