



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 230927

Introduced December 7, 2023

Councilmember Gauthier

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house numbers and street addresses as 805 North Fortieth street, 809 North Fortieth street, 815 North Fortieth street and 817 North Fortieth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Habitat for Humanity Philadelphia, Inc. and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Mantua Urban Renewal Area (hereinafter "Mantua"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Mantua, identified by house numbers and street addresses as 805 North Fortieth street, 809 North Fortieth street, 815 North Fortieth street, and 817 North Fortieth street; (collectively, the "Properties"). The areas of the Properties are bounded as follows:

805 North Fortieth street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the easterly side of Fortieth street at the distance of thirty-six feet ten inches northwardly from the northerly side of Brown street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street sixteen feet and extending of that width in length or depth eastwardly between parallel lines at right angles to the said Fortieth street seventy-nine feet to a certain two feet eight inches wide alley leading northwardly into Reno street and southwardly into Brown street and which communicates with a certain other three feet eight inches wide alley leading eastwardly into a two feet eight inches wide alley leading northward into said Reno street.

809 North Fortieth street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the east side of Fortieth street at the distance of sixty-

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eight feet ten inches northward from the north side of Brown street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Fortieth street seventy-eight feet ten inches to a certain two feet eight inches wide alley leading northward and southward from Brown street to Reno street.

815 North Fortieth street. All that certain lot or piece of ground with the buildings and appurtenances, thereto, if any, situate on the east side of Fortieth street at the distance of one hundred sixteen feet ten inches northward from the north side of Brown street in the Twenty-Fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Fortieth street seventy-eight feet ten inches to a certain two feet eight inches wide alley extending from the said Brown street to Reno street.

817 North Fortieth street. All that certain lot or piece of ground with the buildings and appurtenances, thereto, if any, situate at the southeast corner of Reno street and Fortieth street in the Twenty-Fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street twenty feet, ten inches and extending of that width in length or depth eastward along the south side of the said Reno street seventy-eight feet, six inches to a three feet wide alley.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, Habitat for Humanity Philadelphia, Inc. desires to enter into the said redevelopment contract for the Properties; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Mantua Urban Renewal Area, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Habitat for Humanity Philadelphia, Inc. (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and requests the

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various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.

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