

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 060820)

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, designated as Parcel Nos. 527 and 528 also sometimes identified by respective house numbers and street addresses for Parcel No. 527 as 3225-3231 West Oxford street and for Parcel No. 528 as 1605-1607 North Thirty-third street; authorizing the Redevelopment Authority to execute the redevelopment contract with Stanley Crawford and Bonita Cummings; approving the disposition of the properties pursuant to the City's Homesteading Incentive Demonstration Program and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, (hereinafter "Model Cities"), for 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 Model Cities, designated as Parcel Nos. 527 and 528 also sometimes identified by respective house numbers and street addresses for Parcel No. 527 as 3225-3231 West Oxford street and for Parcel No. 528 as 1605-1607 North Thirty-third street (the "Properties"). The areas of said Properties are bounded as follows:

City of Philadelphia

RESOLUTION NO. 060820 continued

Parcel No. 527 (3225-3231 West Oxford street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia situate at the intersection formed by the Northerly side of West Oxford street (seventy feet wide) and the westerly side of North Natrona street (thirty feet wide); Containing in front or breadth on the northerly side of said Oxford street sixty six feet and extending of that width in length or depth northward between parallel lines at right angles to said Oxford street eighty feet to the south side of a certain three feet wide alley; which extends westward communicating with a certain four feet wide alley which extends southward into said Oxford, and also extends eastward into said Natrona street.

Parcel No. 528 (1605-1607 North Thirty-third street).

The land comprising Parcel 528 consist of the following two premises:

Premises A:

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the easterly side of North Thirty-third street (seventy feet wide) at the distance of fifty five

City of Philadelphia

RESOLUTION NO. 060820 continued

feet six inches north from the northerly side of West Oxford street (seventy feet wide); Containing in front or breadth on the said Thirty-third street seventeen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to said Thirty-third street one hundred feet to the westerly side of a certain four feet wide alley; which extends southward into the said West Oxford street and northward communicating with a certain three feet wide alley which extends eastward into North Natrona street (thirty feet wide).

Premises B:

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected situate on the east side of Thirty-third street at the distance of thirty eight feet northward from the north side of Oxford street in the Thirty-second Ward of the City of Philadelphia; Containing in front or breadth on the said Thirty-third street seventeen feet, six inches and extending of that width in length or depth eastward between parallel lines at right angles with the said Thirty-third street one hundred feet to a certain four feet wide alley leading southward into said Oxford street.

City of Philadelphia

RESOLUTION NO. 060820 continued

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

WHEREAS, Stanley Crawford and Bonita Cummings desire to enter into the said redevelopment contract for the Properties; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the Properties; and

WHEREAS, The City of Philadelphia acting through the Office of Housing and Community Development has created a Homesteading Incentive Demonstration Program that provides a financial incentive for households to construct and occupy, as their primary residence, homes in the Strawberry Mansion neighborhood under certain terms and conditions (hereinafter the "Program"); and

WHEREAS, The Redevelopment Authority desires approval by the Council of the disposition of the Parcels pursuant to the aforesaid program.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with

City of Philadelphia

RESOLUTION NO. 060820 continued

Stanley Crawford and Bonita Cummings (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, That the Properties and the Redeveloper are hereby approved as being eligible to participate in the Program and the Redevelopment Authority is hereby authorized, pursuant to the terms of the Program, to take back a purchase money mortgage for that portion of the fair market value of the property that exceeds \$20,000.00, at a term of fifteen (15) years bearing simple interest at five percent (5%) provided that should the Redeveloper continue to own and occupy the Properties as their principal residence for the term of the mortgage, the mortgage including any accrued interest shall be forgiven.

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 and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and disposition supplement and requests the 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 and disposition supplement.

City of Philadelphia

RESOLUTION NO. 060820 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-sixth of October, 2006.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke