

City of Philadelphia



(Bill No. 230630)

AN ORDINANCE

Authorizing the Philadelphia Housing Authority to acquire fee simple title to certain properties located in the vicinity of 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street to the south, under certain terms and conditions.

WHEREAS, the Philadelphia Housing Authority (the “Housing Authority”) would like to acquire fee simple title to certain properties located in the area of 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street to the south (“Strawberry Mansion”) for the development of housing and integrated mixed-uses (the “Strawberry Mansion Project”) by purchase, deed in lieu of condemnation, or if necessary condemnation; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Housing Authority is authorized to acquire (whether by purchase, deed in lieu of condemnation, or condemnation) fee simple title to the properties listed in Exhibit A, which is attached hereto and incorporated by reference; and fee simple title to any alley, passageway, easement, or other property interest that the listed properties require for access or common use, or for which the listed properties have deeded rights for access or use; located in vicinity of 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street to the south, for the public purposes set forth in the Housing Authorities Law (35 P.S. §§ 1541–1568.1).

SECTION 2. Any acquisition or condemnation undertaken by the Housing Authority under this Ordinance shall in all respects conform to all applicable federal, state, and local laws and regulations, including the Uniform Relocation and Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs, 42 U.S.C., § 4601 *et seq.*, and the Pennsylvania Eminent Domain Code, 26 Pa. C.S. § 101 *et seq.*

SECTION 3. If at any time it is determined that a property to be acquired under this Ordinance is occupied or that the Strawberry Mansion Project will displace a person or business, then the Housing Authority shall meet all applicable State and Federal relocation requirements. The Housing Authority shall ensure that any displaced families and individuals shall have the full opportunity to move into decent, safe, and sanitary housing, that their displacement and the displacement of any business concerns shall be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by law.

SECTION 4. The Strawberry Mansion Project shall be in compliance with Title VI of the United States Civil Rights Act of 1964 (“Title VI”), the regulations and policies of the United

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States Department of Housing and Urban Development effectuating Title VI, and Chapter 9-1100 of The Philadelphia Code, relating to non-discrimination and fair practices.

SECTION 5. Council finds and declares that the Strawberry Mansion Project meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title, and Chapter 9-1100 of The Philadelphia Code, relating to non-discrimination and fair practices.

SECTION 6. Council finds and declares that the Strawberry Mansion Project:

- a. Provides for the proper relocation of any individuals and families displaced in carrying out the activities approved herein in decent, safe, and sanitary dwellings in conformity with acceptable standards, is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the undertakings in Strawberry Mansion and that such dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in Strawberry Mansion comprising the undertakings herein, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
- b. Adequately provides for assistance to aid in relocation and to minimize the displacement of business concerns which are to be displaced.

SECTION 7. This Ordinance shall take effect immediately.

EXHIBIT A List of Properties

2401	N	Dover
2403	N	Dover
2405	N	Dover
2407	N	Dover
2409	N	Dover
2411	N	Dover
2413	N	Dover
2415	N	Dover
2416	N	Dover
2417	N	Dover
2418	N	Dover
2419	N	Dover
2420	N	Dover
2421	N	Dover
2422	N	Dover
2423	N	Dover
2424	N	Dover
2425	N	Dover
2426	N	Dover
2427	N	Dover
2428	N	Dover
2429	N	Dover
2430	N	Dover
2431	N	Dover
2432	N	Dover
2433	N	Dover
2434	N	Dover
2435	N	Dover
2436	N	Dover
2437	N	Dover
2438	N	Dover
2439	N	Dover
2440	N	Dover
2441	N	Dover
2442	N	Dover
2443	N	Dover
2444	N	Dover
2445	N	Dover
2446	N	Dover
2447	N	Dover

2448	N	Dover
2449	N	Dover
2450	N	Dover
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2455	N	Dover
2456	N	Dover
2457	N	Dover
2458	N	Dover
2459	N	Dover
2460	N	Dover
2461	N	Dover
2462	N	Dover
2463	N	Dover
2465	N	Dover
2467	N	Dover
2469	N	Dover
2471	N	Dover

2400	N	Newkirk
2402	N	Newkirk
2404	N	Newkirk
2406	N	Newkirk
2408	N	Newkirk
2410	N	Newkirk
2412	N	Newkirk
2414	N	Newkirk
2416	N	Newkirk
2418	N	Newkirk
2420	N	Newkirk
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2464	N	Newkirk
2465	N	Newkirk
2466	N	Newkirk
2467	N	Newkirk
2468	N	Newkirk
2469	N	Newkirk
2470	N	Newkirk
2471	N	Newkirk

2429	N	29th
2427	N	29th
2425	N	29th
2423	N	29th
2439	N	29th
2437	N	29th

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 2, 2023. The Bill was Signed by the Mayor on November 13, 2023.



Michael A. Decker
Chief Clerk of the City Council