

TIOGA REDEVELOPMENT AREA

TIOGA URBAN RENEWAL AREA

**FIFTH AMENDED
REDEVELOPMENT PROPOSAL**

OCTOBER 2023

TABLE OF CONTENTS

URBAN RENEWAL PLAN

PROPERTY REHABILITATION STANDARDS

RELOCATION STATEMENT AND PLAN

MAP

**THE URBAN RENEWAL PLAN FOR
THE TIOGA URBAN RENEWAL AREA**

Original plan	April, 2003
First Amended Redevelopment Proposal and First Amended Urban Renewal Plan	April, 2004
Second amended Redevelopment Proposal and Second Amended Urban Renewal Plan	February, 2005
Third amended Redevelopment Proposal and Third Amended Urban Renewal Plan	April, 2006
Fourth amended Redevelopment Proposal and Fourth Amended Urban Renewal Plan	July, 2007
Fifth amended Redevelopment Proposal and Fifth Amended Urban Renewal Plan	October, 2023

TIOGA
URBAN RENEWAL PLAN
TABLE OF CONTENTS

- A. DESCRIPTION OF URBAN RENEWAL AREA
- B. STATEMENT OF DEVELOPMENT OBJECTIVES
- C. GENERAL LAND USE PLAN
- D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES
 - 1. Eliminate blight and undesirable land uses throughout the neighborhood;
 - 2. Foster the productive re-use of abandoned lots and abandoned structures;
 - 3. Encourage the rehabilitation of underutilized structures that are deteriorated.
- E. LAND DISPOSITION SUPPLEMENT
- F. REDEVELOPER'S OBLIGATIONS
- G. STATEMENT OF DURATION OF PROVISIONS
- H. PROVISIONS OF APPLICABLE STATE & LOCAL LAW
- I. PROVISIONS FOR AMENDING THE PLAN

EXHIBITS

Narrative Boundary Description	Exhibit "A"
Property Rehabilitation Standards	Exhibit "B"
Relocation Plan	Exhibit "C"
Property List	Exhibit "D"

MAPS

Boundary Map
Existing Land Use Map
Proposed Land Use Map

A. Description of Urban Renewal Area

The legal boundary of the Tioga Urban Renewal Area (the "Urban Renewal Area") is defined in narrative form as "Exhibit A" to the Tioga Urban Renewal Plan ("Plan") including a description of those deleted areas which cause an irregular boundary. Further, a Boundary Map is attached which clearly marks the Urban Renewal Area's perimeter and the excluded areas.

B. Statement of Development Objectives

Beyond the customary goals of urban renewal, such as strengthening the area's social and economic stability through the control of land use and development density and the addition of capital improvements, this Plan focuses on specific goals which are and will be subject to review and change throughout the planning process:

1. Housing

This category has priority over all others due to the City of Philadelphia (the "City")'s and community's desperate need for low and moderate-income housing. Emphasis over time will decrease in proportion to the creation of new units of standard housing. Initially, however, the purpose behind the acquisition and packaging of land or structures for disposition is a substantial increase in the supply of low-moderate income housing. In order to preserve the overwhelmingly residential character of the Tioga neighborhood, the rehabilitation of existing housing as well as new residential construction will be used to achieve maximum effectiveness.

2. Service and Employment

To provide needed commercial goods and services and to create additional employment within the immediate project area, commercial facilities need to be revitalized. Continuing development will be structured through an ordered pattern of location, intensity and functional inter-relationships, enforced by the implementation of specific controls.

3. Transportation

An increased and balanced system of streets and mass transit facilities related both to the development of internal and adjacent land uses, and to the regional transportation network is necessarily planned.

4. Public Facilities

It is the goal of coordinated inter-governmental, especially local, agencies to develop a total physical environment which responds to the social needs of its residents both in function and in scale.

C. General Land Use Plan

1. A proposed Land Use Map has been included to illustrate the proposed arrangement and distribution of three (3) categories: Residential, Commercial, Institutional and respectively related uses described below.

2. **Predominant Land Use Categories**

Within the following four (4) categories, a mix of compatible and supporting land uses are permitted. The objective of this Plan is to establish a generalized framework within which detailed land use and development plans will evolve.

a. **Residential and Related**

Proposed densities are modeled upon a controlled constant, rather than an increasing population over time. This precludes a gradual diffusion and redistribution of the existing population within the project area. Overall residential densities in the Tioga area will range between twenty (20) and fifty-nine (59) dwelling units per acre, according to the Comprehensive Plan. In predominately residential areas, other land uses are permitted on the basis of their compatibility with and service to surrounding residential uses, such as micro housing, convenience shopping, residential parking, neighborhood schools and service centers, parks, and playgrounds.

b. **Commercial and Related**

In predominantly commercial land use areas, supporting and compatible uses such as retail, institutional community facilities, parking, housing facilities and public open space are also permitted.

c. **Institutional and Related**

Within predominantly institutional land use areas such as hospitals, colleges, public and private high schools, and government centers, other supporting and compatible land uses are permitted such as special housing facilities, convenience shopping, parking, and open space.

d. **Industrial and Related**

In areas predominantly in industrial use, other supporting and compatible land uses are permitted such as special housing types, convenience shopping, parking and loading, and special service facilities. The intensity of land use will be controlled by zoning ordinances in compliance with the Proposed Land Use Map.

D. Urban Renewal Techniques to be used to Achieve Plan Objectives

The determining criteria in the Tioga area will initially be negative, i.e., removal of blight. Variables such as minimal relocation will always be a consideration, as will the incidence of vacant and vandalized structures. This latter factor, as well as a large quantity of vacant lots is responsible for the high acquisition rate in this area.

The Amendment aims to facilitate the implementation of the City-wide Philadelphia2035 Plan adopted by the City, June 2011. The Philadelphia2035 plan identifies forward thinking goals and strategies for achieving new and appropriate development within the city and will direct the redevelopment of the Urban Renewal Area by zoning code controls and guidelines as detailed by the City Planning Commission's Philadelphia2035 Plan.

E. Land Disposition Supplement

These supplementary documents, although component parts of the Plan, will be submitted individually as disposition parcels are readied for sale of lease.

F. Redeveloper's Obligations

Redevelopers shall begin and complete the development of the land for uses required in the Plan within a reasonable period of time as determined in the contract between the Philadelphia Redevelopment Authority, formerly known as the Redevelopment Authority of the City of Philadelphia (the "Redevelopment Authority") and the redeveloper in conformity with the Plan

G. Statement of Duration of Provisions

The provisions and requirements of this Plan affecting land to be acquired and disposed shall remain in effect for a period of thirty (30) years following approval of the Plan by the Council of the City of Philadelphia.

H. Provisions of Applicable State and Local Law

The Philadelphia City Planning Commission ("PCPC"), in compliance with the applicable provisions of State Law, has prepared a Redevelopment Area Plan for the Tioga Redevelopment Area, certified June 16, 1970, and last revised March 18, 2003.

The approval of the PCPC of an urban renewal plan, prepared by the Redevelopment Authority, allows the aforesaid plan to act as an amendment to the Redevelopment Area plan in a case where the two (2) plans are not in agreement. Proposed development is in accordance with the requirements of any urban renewal plans operable within the certified Redevelopment Area, and is in compliance with the provisions of the Code of General ordinances of the City and will continue to be so.

I. Provisions for Amending the Plan

Should changes be required in the course of executing the Plan, the Redevelopment Authority, after consulting with the community and the PCPC, shall revise by amendment or modification, as the nature of the change dictates, the Plan in accordance with current HUD regulation, the most recent Comprehensive Plan approved by the PCPC and respecting and in compliance with the zoning code controls and all other the requirements of State and Local law.

EXHIBIT "A"

TIOGA REDEVELOPMENT AREA TIOGA URBAN RENEWAL AREA

NARRATIVE BOUNDARY DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground SITUATED IN THE 11th, 13th and 44th Wards of the City of Philadelphia with the buildings and improvements thereon erected being described as follows:

BEGINNING at the point of intersection of the Centerline of Broad Street (113' wide) and the Centerline of Lehigh Avenue (80' wide);

THENCE extending Westward along the Centerline of the said Lehigh Avenue crossing the beds 15th Street (50' wide), Hicks Street (30' wide), Sydenham Street (30' wide), 16th Street (50' wide), 17th Street (60' wide), Glenwood Avenue 60' wide), 19th Street (60' wide, Sedgley Avenue (60' wide), Garnet Street (30' wide), Opal Street (30' wide), 20th Street (50' wide), 21st Street (50' wide), 22nd Street (60' wide), Croskey Street (40' wide) and Hemberger Street (40' wide), to a point in the Centerline of 23rd Street (50' wide);

THENCE extending Northward along the Centerline of the said 23rd Street crossing the beds of Somerset Street (60' wide), Cambria Street (60' wide), Indiana Avenue (50' wide), Clearfield Street (50' wide), Fox Street (60' wide) and Lippincott Street (50' wide) to a point in the Centerline of Allegheny Avenue (120' wide);

THENCE extending Eastward along the Centerline of the said Allegheny Avenue to a point in the Centerline of 22nd Street (60' wide) and crossing the bed of Westmoreland Street (60' wide) to a point in the Centerline of Crowell Street (40' wide);

THENCE extending Northwest along the said Crowell Street, crossing the beds of 23rd Street (50' wide), Ontario Street (50' wide), Judson Street (40' wide), 24th Street (50' wide) and Tioga Street (50' wide), to a point in the Centerline of Hunting Park Avenue (100' wide);

THENCE extending Northeast through the Centerline of the said Hunting Park Avenue, crossing the beds of 24th Street (50' wide), Venango Street (50' wide), Pacific Street (40' wide), Erie Avenue (120' wide), Blabon Street (50' wide), 20th Street (60' wide), Archer Street (30' wide), 19th Street (60' wide), Pulaski Avenue (60' wide) and 18th Street (50' wide), to a point in the Centerline of 17th Street (60' wide);

THENCE extending South along the Centerline of the said 17th Street to a point in the Centerline of Luzerne Street (60' wide);

THENCE extending East along the Centerline of the said Luzerne Street crossing the bed of 16th Street (50' wide), to a point in the Centerline of the said Hunting Park Avenue;

THENCE extending east along the Centerline fo the said Hunting Park Avenue crossing the beds of Germantown Avenue (various widths), Nice Street (25' wide), 16th Street (50' wide), and Park Avenue (40' wide), to a point in the Centerline of the said Broad Street;

THENCE extending South along the Centerline of the said Broad Street crossing the beds of Jerome Street (40' wide), Conlwyn Street (40' wide), Lycoming Street (50' wide), Park Avenue (25' wide), Elser Street (40' wide), Bott Street (18' wide) McFerran Street (30' wide), Pike Street (50' wide) and Butler Street (50' wide), to a point in the Centerline of Germantown Avenue;

THENCE Southeast along the Centerline of the said Germantown Avenue crossing the beds of Erie Avenue (120' wide) and Victoria Street (30' wide), to a point in the Centerline of Venango Street (50' wide);

THENCE extending West along the Centerline of the said Venango Street crossing the beds of Watts Street (30' wide), Broad Street (113' wide) and Carlisle Street (50' wide) to a point in Centerline of 15th Street (50' wide);

THENCE extending East along the Centerline of the said Allegheny Avenue crossing the beds of Tioga Street (50' wide), Ontario Street (50' wide), Westmoreland Street (60' wide) and Hilton Street (30' wide), to a point in the Centerline of Germantown Avenue (various widths);

THENCE extending Southeast along the Centerline of the said Germantown Avenue crossing the bed of Sedgley Avenue (60' wide) to a point in the Centerline of Glenwood Avenue (60' wide);

THENCE extending Southwest along the Centerline of the said Glenwood Avenue crossing the beds of 11th Street (50' wide), Marvine Street (30' wide), 12th Street (50' wide), Camac Street (50' wide), 13th Street (50' wide), Park Avenue (40' wide), and Cambria Street (50' wide), to a point in the Centerline of Broad Street (113' wide);

THENCE extending South along the Centerline of the said Broad Street, crossing the beds of Rush Street (30' wide), Somerset Street (50' wide), Seltzer Street (30' wide), and Silver Street (30' wide), to the Centerline of the said Lehigh Avenue being the first mentioned point and place of beginning.

EXHIBIT “B”

TIOGA REDEVELOPMENT AREA TIOGA URBAN RENEWAL AREA

PROPERTY REHABILITATION STANDARDS

October, 2023

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties devoted in whole or in part to residential uses shall conform to the following standards:

REPAIRS AND REPLACEMENTS

Requirements for repairing or replacing existing work means that item is to be replaced in equal to new condition, but shall not necessarily be limited to replacement with identical materials. Prime consideration in replacement should be durability, lasting qualities and minimal maintenance. The finished work should match adjacent work in design, color, material and dimension wherever possible.

A. CITY AND OTHER REGULATIONS

1. City Ordinances

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

2. State Regulations

All not-to-be-acquired properties and all work under this program shall be subject to the approval of the appropriate Departments of the Commonwealth of Pennsylvania such as:

- a. Building Division of Labor and Industry
- b. Department of Health

c. Any other appropriate agency

3. Public Utilities

All regulations of public utility companies which are applicable to work done under this program shall be complied with.

4. Other authorities such as N.B.F.U.

5. Where more than one set of restrictions or controls apply to a single property, the more restrictive control will apply.

B. MATERIALS AND WORKMANSHIP

1. All materials and workmanship employed in rehabilitation under this program shall provide lasting quality by the adoption of workmanlike methods and the use of durable materials, and shall meet the requirements of the regulations referred to under "City and Other Regulations" in this section.

2. All alterations to and repair of old work shall be done with matching materials and methods, and/or finished in such a way that the alterations and repairs are not apparent. Where matching or "same as original" materials are referred to in these Standards, this shall not prevent the use of substitute materials generic with, and having the same appearance as the original material (provided that such substitutes are specifically approved by the Redevelopment Authority).

a. Existing windows may not be blocked up without the approval of the Redevelopment Authority.

EXHIBIT “C”

TIOGA REDEVELOPMENT AREA TIOGA URBAN RENEWAL AREA

RELOCATION STATEMENT AND PLAN

The Redevelopment Authority's Relocation Program outlines the housing resources available to relocatees and the services and payments that would be offered to them. The Redevelopment Authority, with the full cooperation of all concerned public and private agencies, gives assurance that State and Federal Relocation requirements will be met. No families or individuals will be relocated until adequate resources are brought to bear on each situation and rehousing can be accomplished according to Federal specifications and the Redevelopment Authority's Policies and Procedures.

The proposed Plan Amendment will not involve relocation activities.

A. Residential Relocation

There are no residential properties that will require relocation in this amendment.

B. Commercial Relocation

There are no commercial properties that will require relocation in this amendment.

C. Institutional Relocation

There are no institutional properties that will require relocation in this amendment.

RELOCATION STATEMENT FOR TIOGA REDEVELOPMENT PROPOSAL URBAN RENEWAL PLAN

The Redevelopment Authority's Relocation Program outlines the housing resources available to relocatees and the services and payments that would be offered to them. The Redevelopment Authority, with the full cooperation of all concerned public and private agencies, gives assurance that State and Federal Relocation requirements will be met. No families or individuals will be relocated until adequate resources are brought to bear on each situation and rehousing can be accomplished according to Federal specifications and the Redevelopment Authority's policies and procedures.

RELOCATION PLAN

The Relocation Plan will be administered by the Redevelopment Authority.

The objectives of this Relocation Plan are to assure that 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.

I. RESIDENTIAL

A. DETERMINATION OF RELOCATION NEEDS

A survey of each family and individual whose living accommodation is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as possible after approval of the appropriate funding contract, the relocation staff will conduct a 100 percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low and moderate income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems are determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance which site occupants require, and deliver to the site occupants informational material which explains the relocation service which will be available.

B. RELOCATION STANDARDS (PHYSICAL, OCCUPANCY, AND ABILITY-TO-PAY)

1. Physical Standards

a. In certifying that rehousing accommodations are decent, safe and sanitary, the Redevelopment Authority uses the standards provided by the Housing Code of the City. The standards and related regulations provided by the Code establish minimum standards for basic equipment and facilities; for light, ventilation and heating; for space, use, and location; for safe and sanitary maintenance; and for cooking equipment.

The same standards apply to non-housekeeping units which may be occupied by individuals.

b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors, and stairs, and that they shall be substantially weather tight, watertight and rodent proof.

2. Occupancy Standards

The number of rooms to be occupied by families of various sizes for sleeping purposes shall be determined by the floor area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both

single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

No. of Persons in Family	Bedrooms Required
1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

3. Standards of Displacees' Ability-to-Pay for Housing

The Redevelopment Authority makes determination with respect to ability-to-pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent which families and individuals can pay are estimated using family size and total income as guides. Gross rent-income ratios of twenty-five (25) to thirty (30) percent are used for families and individuals as standards for determining gross rent-paying ability. These ratios vary according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relations to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, and reserves for repairs, maintenance, and replacement), and the ability of the family to secure mortgage financing. As a general guide, the ratio between annual income and purchase price is about 2 1/4 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing must be within the occupant's ability to pay.

4. Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

C. TEMPORARY RELOCATION

The Redevelopment Authority does not anticipate the need for temporary relocation; however, site occupants will be temporarily relocated whenever it is necessary to alleviate hardship for the site occupant and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility which is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

The duration and extent of all temporary housing will be kept at a minimum. The temporary relocation will in no way diminish the responsibility of the Redevelopment Authority in obtaining permanent housing for the site occupants.

D. RELOCATION ASSISTANCE FOR FAMILIES AND INDIVIDUALS

1. The Redevelopment Authority will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational Statements will be distributed to all site occupants setting forth:

a. The purpose of the Relocation Program and the assistance available through the Redevelopment Authority.

b. The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means.

c. The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.

d. That site occupants should apply for public housing, if eligible, and cooperate with the Redevelopment Authority in seeking their own standard, private rehousing accommodations when possible and notifying the office prior to moving.

e. The standards for decent, safe, and sanitary housing.

f. Eviction policy.

g. Availability of Relocation Payments and that details are obtainable at the relocation office.

h. Address and hours of the relocation office.

2. Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private-rental units and to the Philadelphia Housing Authority for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making application for public housing and any other low and moderate income housing assistance available. The Philadelphia Housing Authority informs the Redevelopment Authority of the disposition of

each referral, and those rejected for public housing and other low and moderate housing assistance are then offered referral assistance in obtaining private-rental housing.

Site occupants unable to obtain public housing or other low and moderate income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Redevelopment Authority. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individual during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3. All housing to which displacees are referred, other than public housing and housing approved for FHA 'or VA mortgage insurance, will be inspected prior to referral to secure pertinent data on size and rent of the housing unit, and to insure that the housing unit is decent, safe, and sanitary.

All dwellings of self-relocated site occupants will be inspected if possible prior to the move. If the dwelling is found to be unsatisfactory, the Redevelopment Authority will offer the relocatee referrals to standard housing. If the relocatee moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4. The Redevelopment Authority will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them such as employers, school registrations, social agencies, utility records, and forwarding addresses left with the post office. When such site occupants are located, the above procedure will apply.

5. The provisions for low and moderate income housing assistance available through Federal programs will be explained to families and individuals interested.

II. NON-RESIDENTIAL

A. DETERMINATION OF RELOCATION NEEDS

A relocation worker will contact each commercial and industrial business concern and non-profit organization to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational preference of business firms will be secured and efforts made to discover and prevent any special problems which could hinder the orderly relocation of business establishments from the project area.

B. RELOCATION ASSISTANCE FOR BUSINESS CONCERNS AND NON-PROFIT ORGANIZATIONS

1. The Redevelopment Authority will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned businessmen in the project area. The Redevelopment Authority will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.
2. A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of the Redevelopment Authority.
3. The Redevelopment Authority maintains close contacts with real estate agents. Agents send in listings of commercial and industrial buildings available for rent or sale. Arrangements shall include provisions for listings which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms which must relocate.
4. Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

C. RELOCATION RESOURCES

The primary resources available to displaced "persons" are the relocation benefits and services mandated by the Eminent Domain Code of the Commonwealth of Pennsylvania, as amended. The Redevelopment Authority, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Redevelopment Authority will obtain the assistance of professional industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping businesses will be sought for their professional expertise not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

Philadelphia Industrial Development Corporation (P.I.D.C.), Council for Labor and Industry (C.L.I.), Small Business Administration, City of Philadelphia, Department of Commerce

D. RELOCATION RESOURCES

Relocation benefits will be provided in accordance with Chapter 9 of the Pennsylvania Eminent Domain Code, as amended, and the Regulations promulgated.

EXHIBIT "D"

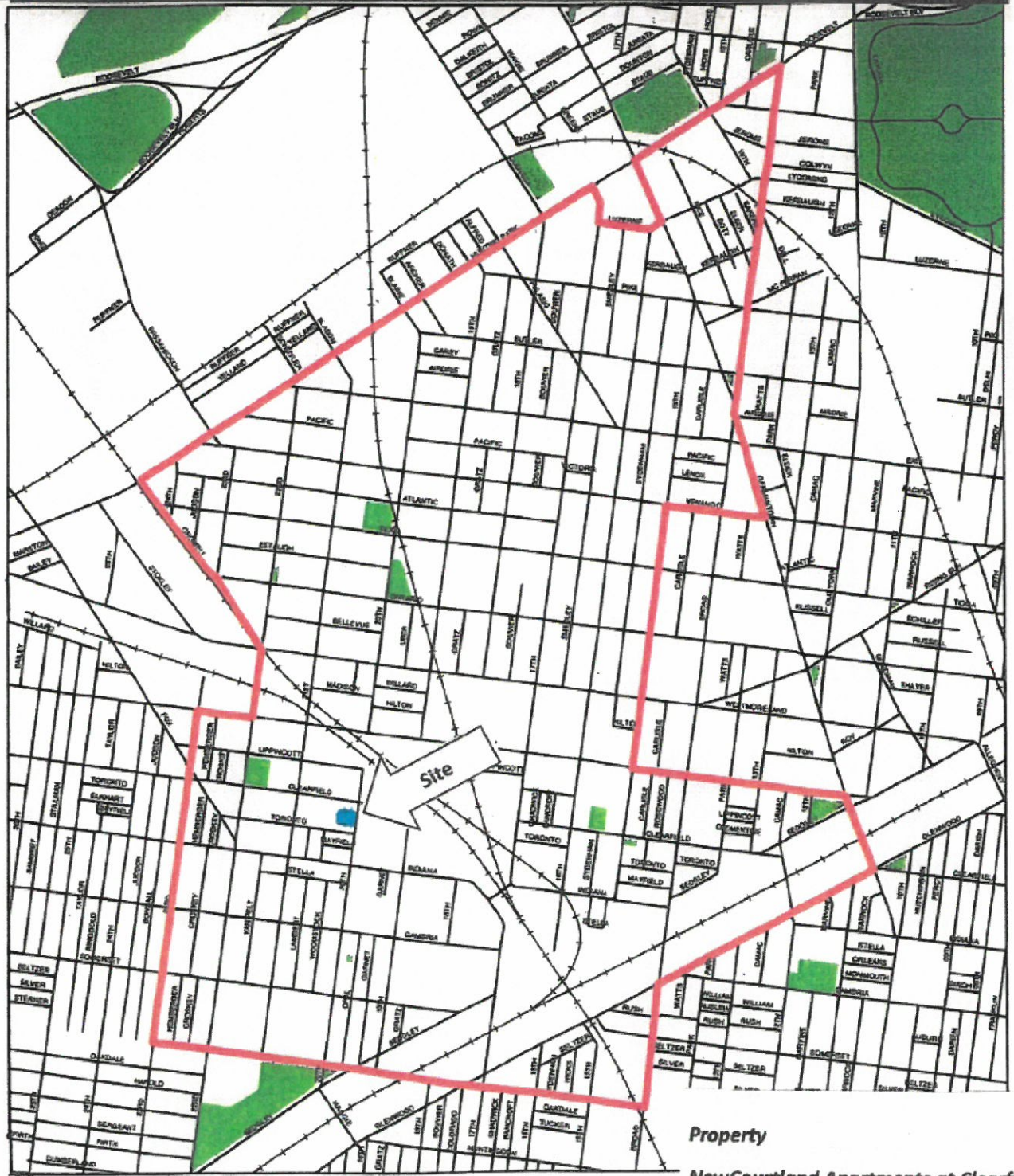
**TIOGA REDEVELOPMENT AREA
TIOGA URBAN RENEWAL AREA**

PROPOSED PROPERTY LIST

Property Address that will be Affected by Proposed Land Use Change

1. 3030 N. 20th Street

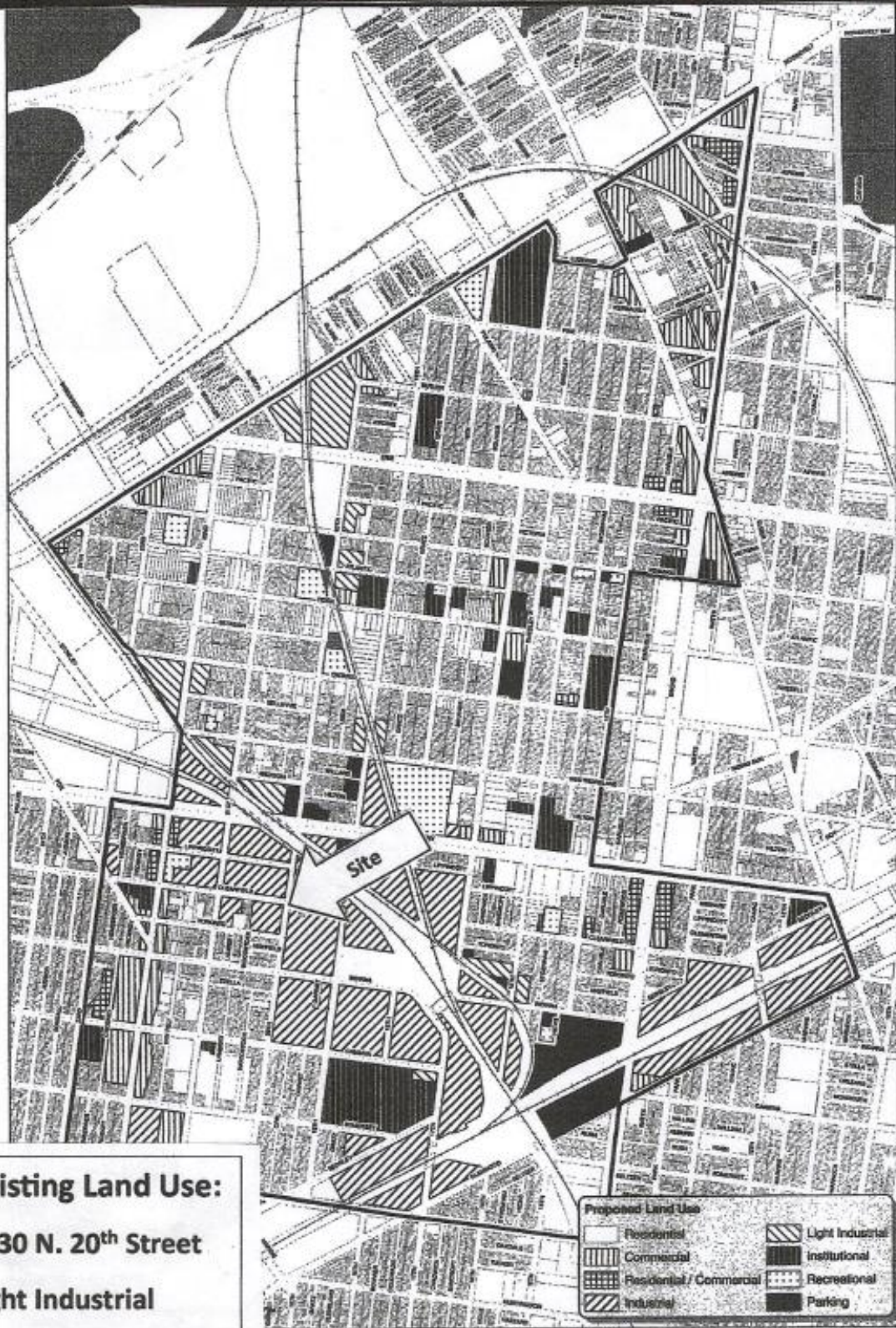
Tioga Urban Renewal Area
Boundary Area



Property
NewCourtland Apartments at Clearfield
3030 N. 20th Street



Tioga Urban Renewal Area
Existing Land Use Map



Existing Land Use:
3030 N. 20th Street
Light Industrial

Proposed Land Use	
Residential	Light Industrial
Commercial	Institutional
Residential / Commercial	Recreational
Industrial	Parking

Tioga Urban Renewal Area
Proposed Land Use Map

