



City of Philadelphia

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

BILL NO. 220076

Introduced February 3, 2022

**Councilmember Parker
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

Authorizing the Philadelphia Housing Authority to acquire fee simple title to certain properties located in the vicinity of 9th Street to the east, 11th Street to the west, Cumberland Street to the north, and Susquehanna Avenue 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 9th Street to the east, 11th Street to the west, Cumberland Street to the north, and Susquehanna Avenue to the south ("Fairhill") for the development of housing and integrated mixed-uses (the "Fairhill 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, located in vicinity of 9th Street to the east, 11th Street to the west, Cumberland Street to the north, and Susquehanna Avenue to the south, for affordable housing development purposes.

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 Fairhill Project will displace a person or business, then the

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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 Fairhill 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 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 Fairhill 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 Fairhill 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 Fairhill 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 Fairhill 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.

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List of Properties

2212	N	9th
2214	N	9th
2216-40	N	9th
2242-50	N	9th
2252	N	9th
2254	N	9th
2256	N	9th

2301	N	10th
2303	N	10th
2307	N	10th
2309	N	10th
2311	N	10th
2314	N	10th
2315	N	10th
2316	N	10th
2317	N	10th
2319	N	10th
2320	N	10th
2321	N	10th
2322	N	10th
2323	N	10th
2324	N	10th
2325	N	10th
2326	N	10th
2328	N	10th
2329	N	10th
2330	N	10th
2331	N	10th
2332	N	10th
2333	N	10th
2334	N	10th
2335	N	10th
2336	N	10th
2337	N	10th
2338	N	10th
2339	N	10th
2340	N	10th
2341	N	10th
2342	N	10th
2343	N	10th
2344	N	10th
2346	N	10th
2347	N	10th
2348	N	10th
2349	N	10th
2351	N	10th
2353	N	10th
2407	N	10th
2409	N	10th
2411	N	10th
2413	N	10th
2415	N	10th
2419	N	10th
2421	N	10th
2431	N	10th
2433	N	10th
2435	N	10th
2437	N	10th
2439	N	10th
2441	N	10th
2443	N	10th
2445	N	10th
2447	N	10th
2449	N	10th
2451	N	10th
2453	N	10th
2455	N	10th
2501	N	10th
2401-05	N	10th

1001	W	Arizona
1003	W	Arizona
1005	W	Arizona
1007	W	Arizona
1009	W	Arizona
1011	W	Arizona
1013	W	Arizona
1015	W	Arizona
1017	W	Arizona
1019	W	Arizona
1021	W	Arizona

1001	W	Cumberland
1003	W	Cumberland
1005	W	Cumberland
1007	W	Cumberland
1011	W	Cumberland
1013	W	Cumberland
1015	W	Cumberland
1017	W	Cumberland
1019	W	Cumberland
1021	W	Cumberland
1023	W	Cumberland

920	W	Dauphin
904	W	Dauphin
902	W	Dauphin
900	W	Dauphin

2201	N	Delhi
2203	N	Delhi
2205	N	Delhi
2207	N	Delhi
2213	N	Delhi
2251	N	Delhi
2255	N	Delhi

905	W	Susquehanna
911	W	Susquehanna
913	W	Susquehanna
915	W	Susquehanna

924	W	York
926	W	York
927	W	York
928	W	York
930	W	York
932	W	York
934	W	York

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