

**WEST PHILADELPHIA REDEVELOPMENT AREA
MANTUA URBAN RENEWAL AREA**

**FIFTEENTH AMENDED REDEVELOPMENT PROPOSAL
TWELTH AMENDED URBAN RENEWAL PLAN**

JULY 2012

**WEST PHILADELPHIA REDEVELOPMENT AREA
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MANTUA URBAN RENEWAL PLAN

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I. BOUNDARIES

- a. Urban Renewal Plan Map No. 1, Boundary Map shows boundaries of the Mantua Urban Renewal Area.
- b. The legal description of the boundaries of the Mantua Urban Renewal Area is attached hereto as Exhibit "A"

II. CERTIFICATION

The West Philadelphia Redevelopment Area Plan was certified as blighted, under the terms of the Pennsylvania Urban Redevelopment Law, by the City Planning Commission on August 20, 1963. Designation for redevelopment is warranted by the following criteria:

- Unsafe, unsanitary, inadequate or overcrowded conditions;
- Economically or socially undesirable land use.

III. OBJECTIVES

This Urban Renewal Plan promotes the following objectives:

- a. Eliminate blight and undesirable land uses throughout the neighborhood;
- b. The community objectives are self-supporting;
- c. To assemble sizeable parcels of land to provide for additional public facilities such as a Health Center and Social Service Center, or community-sponsored or owned projects such as a shopping center or training center, and for other community facilities approved by the Philadelphia Redevelopment Authority.
- d. To eliminate substandard and deteriorating structures and facilities and eliminate blighting influences.
- e. To provide for low-income housing including residential rehabilitation and new construction where possible with an emphasis on home ownership.

- f. Relocation and consideration of commercial areas were possible according to plans to be developed by the Philadelphia Redevelopment Authority and City Planning Commission.
- g. Relocation of families and individuals will be in accordance with a plan to be developed by the Philadelphia Redevelopment Authority and will be kept to a minimum. The relocation plan will endeavor to give priority to Mantua residents in selecting persons for improved housing. The recommended plan will be subject to the approval of the City Council of Philadelphia
- h. To provide through housing and development programs, employment and training opportunities for Mantua residents and to promote local economic development wherever possible.
- i. To discourage major traffic bearing arteries through the Mantua area. Any widening of the streets on the edge of Mantua, will be done in such a manner as to protect the existing residential area.
- j. To upgrade public transportation service to meet the needs of the area.
- k. To insure adequate public facilities (social, recreational, educational, physical, etc.) to meet the needs of the Mantua Community.

IV. LAND USE, PERMITTED USES AND BUILDING REQUIREMENTS

A. Land Use

The housing in Mantua Area consists of predominately row-house structure type of two and three story single family units. The land coverage is high and much of the presently usable open space of the result of demolition of dilapidated structures. The backyard spaces are poorly fenced in and are usually used for storage rather than recreation. The vacant housing, which occurs frequently in the area, is deteriorating rapidly, and resulting in dangerous social as well as physical conditions. There are an increasing number of rehabilitated units being constructed under public programs, but much of the remainder of the occupied housing is only in fair condition and in real need of repair.

Many of the retail commercial areas are combined with residential uses, and the corner store occurs frequently in the area. There is some strip commercial usage scattered along Haverford Avenue, but the major retail commercial uses are found along Lancaster Avenue immediately to the west.

The existing major recreational facilities are the McAlpin Playground at 36th and Aspen Streets, the Haverford Center at 39th and Wallace Streets and the West Philadelphia Community Center at 35th and Haverford Avenue. The McMichael Public School (elementary school) is located at 35th and Haverford Avenue. Since all of the elementary

school children cannot be accommodated by the school, many attend facilities located outside the Mantua area. There is also a need for a middle school in Mantua. There are churches and other institutions scattered throughout the Mantua Area.

The prevalent industries in Mantua are of the small, light industrial type often interspersed with the type of residential areas described above and such industries may be found scattered through the Mantua Area with a greater occurrence east of 37th Street.

B. PERMITTED USES

1. Proposed Land Use Map

The Land Use Maps are attached hereto.

2. The Mantua Redevelopment Area Plan, as prepared by the PAC, and approved by the Philadelphia Redevelopment Authority contains a Land Use Map which is divided into four broad categories: residential and related; institutional and related; commercial and related; and industrial and related.

The small, scattered industrial uses in Mantua will be evaluated according to community needs and goals. The employment and blighting factors will be most critical in determining whether an industry in a residential area should remain. At the discretion of the Philadelphia Redevelopment Authority in compatible industrial uses will be recommended for relocation wherever possible. A well-balanced community is a primary objective of the renewal plans for Mantua.

Since Mantua is primarily a residential area, the Residential and related uses will predominate, and since residential clearance of occupied structures will be held to a minimum, residential rehabilitation will be emphasized and encouraged. Some new residential construction will be built where feasible in accordance with community plan.

C. BUILDING REQUIREMENTS

1. Any and all development shall comply with all applicable zoning regulations. In addition, all plans are subject to the Philadelphia Redevelopment Authority review and approval and may be subject to Redevelopment Authority Advisory Board of Design review and approval.
2. Additional development controls and regulations will be established. These restrictions will be reviewed by the Planning Commission.

V. STATEMENT OF DURATION OF PROVISIONS

The provision and requirements of the Plan affecting land to be acquired and disposed shall remain in effect for a period of twenty-five (25) years following approval of the Urban Renewal Plan by the Council of the City of Philadelphia.

VI. APPLICABILITY OF PROVISIONS TO PROPERTY NOT TO BE ACQUIRED

Not to be acquired properties shall not be subject to the provisions and requirements of this Plan.

VII. REDEVELOPER'S OBLIGATIONS

Redevelopers shall begin and complete the development of the land for uses required in the Urban Renewal Plan within a reasonable period of time as determined in the contract between the Philadelphia Redevelopment Authority and the Redeveloper in conformity with the Urban Renewal Plan.

VIII. PROVISIONS OF APPLICABLE STATE AND LOCAL REQUIREMENTS

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

Redevelopment in the Mantua Urban Renewal Area will be in conformity with the provisions of the Redevelopment Area Plan. It will be in accord with the requirements of the Mantua Urban Renewal Plan prepared by the Philadelphia Redevelopment Authority for this area, and will comply with the Code of the General Ordinances of the City of Philadelphia.

All plans and proposals prepared by the Philadelphia Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

IV. PROVISIONS FOR AMENDING THE PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law.

X. LAND ACQUISITION

In order to carry out this project, the Philadelphia Redevelopment Authority proposes through exercise of its power of eminent domain to acquire by condemnation all real property indicated in Exhibit "D" and depicted in the acquisition area on the attached Boundary and Acquisition Maps.

XI. LAND DISPOSITION SUPPLEMENTS

These supplementary documents although component parts of the Urban Renewal Plan, will be submitted individually and under separate cover, as disposition parcels become available for sale or lease.

As specific land use controls for development, these supplements will be prepared through the joint efforts of the community's representatives, the Planning Commission and the Philadelphia Redevelopment Authority.

XII. DEMOLITION

The following standards shall apply for all demolition of any structures.

1. All City Codes and regulations shall be strictly adhered to in the demolition of any structures.
2. The proper authority shall be notified prior to demolition and permits shall be secured.
3. Precaution shall be taken to protect those portions of buildings not to be removed and also the surrounding area.
4. All utilities must be notified prior to the start of work, in order to locate any underground utilities in the demolition area.

XIII. ENVIRONMENTAL CONCERNS

An environmental assessment and any necessary remediation plans shall be completed by the Redeveloper. It shall be reviewed and approved by the appropriate staff, before a zoning variance is requested.

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EXHIBIT “A”

BOUNDARY DESCRIPTION

Mantua Urban Renewal Area

Boundary Description

BEGINNING at the intersection of Fortieth Street and Spring Garden Street, proceeding in an easterly direction along the southerly side of Spring Garden Street to the southwesterly side of Lancaster Avenue, then proceeding in a southerly direction along the southwesterly side of Lancaster Avenue to the southerly side of Hamilton Street, then proceeding in an easterly direction along the southerly side of Hamilton Street to the easterly side of Thirty-first Street, then proceeding in a northerly direction along the easterly side of Thirty-first Street to the northeasterly side of Mantua Avenue, then proceeding in a northwesterly direction along the northerly side of Mantua Avenue to the northerly side of Parrish Street, then proceeding in a westerly direction along the northerly side of Parrish Street to the easterly side of Union Street, then proceeding in a northerly direction along the easterly side of Union Street to the northerly side of Ogden Street, then proceeding in a westerly direction along the northerly side of Ogden Street to the westerly side of Fortieth Street, then proceeding in a southerly direction along the westerly side of Fortieth Street to the point of beginning.

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EXHIBIT “B”

PROPERTY REHABILITATION STANDARDS

RESIDENTIAL PROPERTY REHABILITATION STANDARDS

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, Health, Fire Prevention, Property Maintenance, Mechanical, Administrative and Zoning Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards (PRS).

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 an 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.

Kitchen Facilities

In each kitchen there shall be a minimum of 6 linear feet of counter work space that includes base cabinets and 6 linear feet of storage space that includes wall cabinets.

Mechanical equipment must exist in the form of a stove and range for cooking food and a refrigerator for the safe storage of food at a temperature less than 50 degrees Fahrenheit, but more than 32 degrees Fahrenheit. Appliances must be properly installed with all necessary connections for safe, sanitary and efficient operation.

Kitchen and Bathroom Walls

All surfaces and surrounding wall areas that come in contact with and are susceptible to grease, wear, moisture or water penetration, shall be covered with a durable water-proof material of a hard consistency so as to be readily cleanable and maintainable and capable of repelling moisture and water penetration, such as ceramic tile, approved plastic coated materials or equals.

Kitchen and Bathroom Floors

Kitchen floors shall be impervious to water so as to permit the floor to be easily kept in a clean and sanitary condition. Such floors shall be tiles or of other durable, water-proof, non-absorptive material.

Bath Facilities

Complete bathing and sanitary facilities consisting of a water closet, a tub or shower and a lavatory shall be provided for each dwelling unit. The tub and water closet shall include water conservation components.

A mirror, medicine cabinet, soap dish, towel bars, and shower heads and shower rods shall be provided where applicable.

Heating

Every dwelling shall have central heat which is capable of safely and adequately heating all habitable rooms and bathrooms to a temperature of at least 70 degrees Fahrenheit when the outside temperature is 0 degrees Fahrenheit.

Space for Laundry Facilities

Adequate space shall be provided for washing machines and dryers in a suitable service space.

Light

Convenient switches for turning on a light in the basement or stairway shall be located so as to permit the area ahead to be lighted.

Accessory Structures

Decay and weather resistant materials or the application of paint must be used on accessory buildings. Such structures must also be structurally sound, be designed to prevent rodent harborage and be properly maintained or removed from the premises.

Closets

Clothes closet space shall be provided within each living unit on the basis of approximately 12 square feet for the first bedroom plus 9 square feet for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

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, Property Maintenance, Fire Prevention, Health, Mechanical, Administrative

and Zoning 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

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 Authority).

C. GENERAL REQUIREMENTS

1. Exterior Walls

- a. Masonry walls either solid or veneer, shall prevent the entrance of water of excessive moisture.

- b. Masonry joints shall be tight and wall-pointed and all cracks effectively sealed.
- c. Broken or spalled masonry shall be replaced or repaired.
- d. Wood frame walls shall be water-tight.
- e. Shingle and siding joints shall be tight; worn, loose, or missing shingles or lengths of siding shall be replaced.
- f. Cracked or spalling stucco shall be repaired.
- g. Walls shall be cleaned of unsightly paint and painted signs, unless specifically approved, and any excessive accumulation of dirt.
- h. All walls shall provide safe and adequate support for all loads upon them. Serious defects shall be corrected.

2. Materials

- a. Where walls are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design (see B.2.).
- b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and all other elements in exterior walls:
 - 1) If the existing item is in such condition and of such design that repair for continued use is feasible and desirable, it shall be repaired with matching design and materials.
 - 2) If the existing item is in such condition that replacement is necessary, it shall be of design, size, location, materials and finish to present a neat, orderly and well-kept appearance in harmony with the remainder of the building, with adjacent buildings and shall be approved by the Redevelopment Authority.
- c. Where walls or storefronts are in such condition that substantial rebuilding is necessary or desirable, the design and selection of materials shall be approved by the Redevelopment Authority.
- d. Existing windows may not be blocked up without the approval of the Redevelopment Authority. Windows which are functionally not desirable may be back-painted dark gray, but all frames and sash must be maintained.

3. Projections

Projections from exterior walls and roofs shall be governed by the following standards:

a. Projections

There shall be no new marquees, canopies, loading docks, porches, projecting sunshades, other than awnings, in walls abutting streets or walkways, except if specific designs have been submitted to and approved by the Redevelopment Authority.

b. Fire Escapes

There shall be no new fire escapes on walls facing public street or walkway. Designs and locations for all permitted fire escapes must be approved by the Redevelopment Authority.

- c. All existing projections shall be brought into conformity with new construction standards where practically or economically feasible, or where they are to be replaced.

4. Roofs

- a. All roofs and rooftops appurtenances (mechanical equipment, billboards, etc.) which are visible from a substantial portion of the Project Area shall be improved where practicable by the elimination of all visually unattractive or dilapidated roofing materials and rooftop construction and by the careful design and organization of all new rooftop materials and equipment.
- b. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.
- c. All visible metal work in such roofs except cooper shall be painted or integrally colored.
- d. Exterior television and cable materials shall be so placed as to be least visible from public rights-of-ways.
- e. Gutters and Downspouts: Each structure shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the

property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

- f. Flashing: All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

5. Drainage

- a. All rainwater is to be conducted away from buildings and grounds using safe and inconspicuous methods which effectively prevent the retention of water and saturation of buildings and grounds.
- b. All gutters, downspouts and underground drain lines are to be safely constructed and kept in sound condition.

6. Yard Areas

- a. If enclosed, yards shall be enclosed by walls or fences or durable materials.
- b. All yards shall be paved or have suitable planted ground cover.
- c. Existing fences shall be adequately maintained to insure good structural condition.

7. Rubbish and Debris

- a. All rubbish, debris, rags, papers, discarded equipment, etc. shall be removed from the structure and property; however, building materials may be stored temporarily during rehabilitation of the property.
- b. Provision must be made for sanitary storage of rubbish and trash between collections.

8. Ventilation

All basements, cellars, crawl spaces, penthouses, attics, etc. shall be adequately ventilated to the outside as based on standards referred to by the City Codes.

9. Outbuildings

Where permitted, new outbuildings shall be constructed of durable materials, and shall be designed to harmonize with the adjacent structures in form, material and detail. Existing outbuildings shall be adequately maintained to insure good

structural condition and where practicable and economically feasible, shall be brought into conformity with new construction standards.

10. Exterior Lighting

Exterior lighting may be used to light shop fronts, parking lots, doorways, stoops, loading areas, yards and drives, but shall be located and shielded to prevent glare on other properties. No flood lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

11. Access and Egress

Each dwelling unit or commercial or industrial activity must have safe and unobstructed access and egress to a public way. Such access must be direct without passing through another dwelling unit or space which may be occupied by a use other than a passageway. Access must meet American With Disabilities Act (ADA) requirements.

12. Interior Surfaces and Finishes

- a. All interior walls and ceilings shall provide (a) a suitable base for protective finish, and (b) a waterproof hard surface in spaces subject to moisture.
- b. Finished Floors: Floor finishes shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.
- c. Painting: Where needed, a protective and finished coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
- d. Exceptions to the above requirements may be granted by the Redevelopment Authority where spaces are used for warehousing, storage, manufacture or assembly.

13. Heating

All occupied buildings shall be provided with a centralized heating facility or appropriate and sufficient space heaters capable of maintaining a temperature of at least 70 degrees F when the outside temperature is at 0 degrees (except in storage areas when 50 degrees F is acceptable).

14. Electrical, Wiring, Equipment and Illumination

- a. Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition of appropriate capacity and installed so as

not to be a potential source of electrical hazard, nor of ignition of combustible materials. Replacements of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of this paragraph.

- b. In all building spaces, power wiring and lighting fixtures must be provided which will assure an adequate level of illumination which is appropriate for the safe and beneficial use of the space.

15. Stairs and Handrails

Every inside and outside stairway, every loading dock or porch, and every appurtenance shall be safe to use and capable of supporting a load that normal use may cause to be placed on it. Every stairway having three or more steps shall have a handrail.

16. Foundation Walls

Foundations walls and footings shall be watertight and provide safe and adequate support for all intended or likely loads.

17. Basement or Cellar Floors

The floor of all basements or cellars shall be made watertight and shall be paved except in the case of existing wood floor construction over a crawl space where, height permitting, a suitable material is installed on the ground in the crawl space.

18. Plumbing

Every plumbing fixture shall be connected to approved water and sewer systems and be maintained in good working order. There shall be a separate shut-off valve in the water service to each occupancy.

19. Rodent Guards

All openings intended for ventilation which are accessible to rats shall be covered with rust resistant metal screens in which the least dimension of the open areas is less than one-half inch. All other openings shall be closed with substantial materials, such as metal or mortar which cannot be gnawed by rats. Exterior door and window sills and bottom rails shall be protected with sheet metal or the equivalent if they are below an elevation of thirty inches above the grade line at that point.

D. REQUIREMENTS FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES CONTAINING COMMERCIAL USES

1. Health

- a. Toilet facilities shall be accessible to the regular place or work of every employee. In this context "accessible" means in the same building and either on the same floor or on the next floor above or below the regular place of work of the employee. Area facilities are to meet the ADA requirements.
- b. Washing Facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.
- c. Number of fixture units shall be required as stated by the City Codes.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide parking and loading spaces.
- b. All parking and/or loading areas accommodating more than three cars shall be screened from adjacent residential or institutional uses.
- c. All permitted non-residential structures shall have one parking space for 1,000 square feet of gross floor area of the building, unless otherwise reviewed and approved by the Redevelopment Authority.

E. SPECIAL REQUIREMENTS FOR THE REHABILITATION OF ALL NON-RESIDENTIAL STRUCTURES

1. Health

- a. Toilet facilities shall be accessible to the regular place or work of every employee. In this context "accessible" means in the same building and either on the same floor above or below the regular place or work of the employee.
- b. Where both men and women are employed and there are normally more than seven (7) employees working at any time, separate toilet rooms shall be provided for each sex. These rooms shall be separated from each other and from all other spaces by walls extending to the ceiling.
- c. Washing Facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide paved parking and loading spaces. Their design and construction must meet the ADA requirements.
- b. All such parking and loading areas shall be screened from adjacent and residential or institutional uses by a four foot high masonry wall, unless an alternative is reviewed and approved by the Redevelopment Authority.

3. Landscaping and Grounds

All open ground must be paved or landscaped with suitable ground cover. Where paving is appropriate, it shall be suited to its proposed use: service trucking, parking, pedestrian walks. All unpaved land should be landscaped.

4. Outdoor Storage

Outdoor storage of materials shall only be permitted with the approval of the Redevelopment Authority and in such instances shall be adequately screened from public rights-of-way and adjoining residential and institutional uses with walls or fencing and/or landscaping as prescribed by the City Codes.

F. SIGNS

- 1. The following general regulations apply to all signs in the project area.
 - a. Illuminated signs must comply with all City codes.
 - b. Lighted red and green signs may not be located within fifty (5) feet of a signaled intersection.
 - c. Signs are prohibited from passing in front of windows, doors, bays and other similar openings or appurtenances and should be restricted to the solid portions of the wall surface, except that signs may be painted or attached to a window or similar opening if it is completely contained within the frame of that opening.
- 2. The following additional regulation applies to commercial and industrial buildings
 - a. When buildings are set back from the public right-of-way 25 feet or more, an additional sign at entrances is permitted provided that such sign(s) does not exceed ten square feet and does not project beyond the building line and is not constructed so as to be above 10 ft. in height.

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RELOCATION PLAN

EXHIBIT “C”

**WEST PHILADELPHIA REDEVELOPMENT AREA
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RELOCATION STATEMENT AND PLAN**

RELOCATION STATEMENT

The Philadelphia Redevelopment Authority's Relocation Program outlines the housing resources available to relocatees and the services and payments that would be offered to them. The 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 Authority's Policies and Procedures.

The proposed acquisition will involve relocation activities.

A. Residential Relocation

The proposed acquisition will involve nine (9) residential relocations.

B. Commercial Relocation

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

C. Institutional Relocation

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

RELOCATION PLAN

The Relocation Plan will be administered by the Philadelphia Redevelopment Authority's Relocation and Property Management Department (Relocation Department).

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.

1. Residential

a. Determination of Relocation Needs

A Survey of each family and individual who's 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 occupant's 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 re-housing accommodations are decent, safe and sanitary, the Relocation Department uses the standards provided by the Housing Code of the City of Philadelphia. 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 Displacee's Ability to Pay for Housing

The Relocation Department 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 25 to 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 determination relating to ability-to-purchase housing income, assets and debts are evaluated in relation 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 mortgages financing). As a general rule, 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 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 Relocation Department in obtaining permanent housing for the site occupants.

d. Relocation Assistance for Families and Individuals

- 1) The Redevelopment Authority's Relocation Department 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 Relocation Department.
 - 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 Relocation Department 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 Relocation Department 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 Relocation Department. 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 individuals 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 Relocation Department 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 Relocation Department 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.

2. 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 Relocation Department 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 Relocation Department 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 Authority.
- 3) The Relocation Department maintains close contacts with real estate agents. Agents send in listing 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 as amended of the Commonwealth of Pennsylvania. The Redevelopment Authority of the City of Philadelphia, 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 Relocation Department 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 Authority (P.I.D.C.)
Philadelphia Citywide Development Corporation (P.C.D.C.)
Small Business Administration
City of Philadelphia, Department of Commerce
Reading Company and its consultants

E. Relocation Benefits & Services

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

**WEST PHILADELPHIA REDEVELOPMENT AREA
MANTUA URBAN RENEWAL AREA**

**FIFTEENTH AMENDED REDEVELOPMENT PROPOSAL
TWELTH AMENDED URBAN RENEWAL PLAN**

PROPERTY LIST

EXHIBIT “D”

WEST PHILADELPHIA REDEVELOPMENT AREA

**MANTUA URBAN RENEWAL AREA
FIFTEENTH AMENDMENT – REDEVELOPMENT PROPOSAL
TWELTH AMENDMENT – URBAN RENEWAL PLAN**

PROPERTY LIST

3613 Haverford Avenue
3615 Haverford Avenue
3631 Haverford Avenue
3603 Mt. Vernon Street
3605 Mt. Vernon Street
3607 Mt. Vernon Street
3608 Mt. Vernon Street
3609 Mt. Vernon Street
3612 Mt. Vernon Street
3620 Mt. Vernon Street
3612 Wallace Street
622 N. 36th Street
629 N. 37th Street
635 N. 37th Street
639 N. 37th Street
641 N. 37th Street
643 N. 37th Street

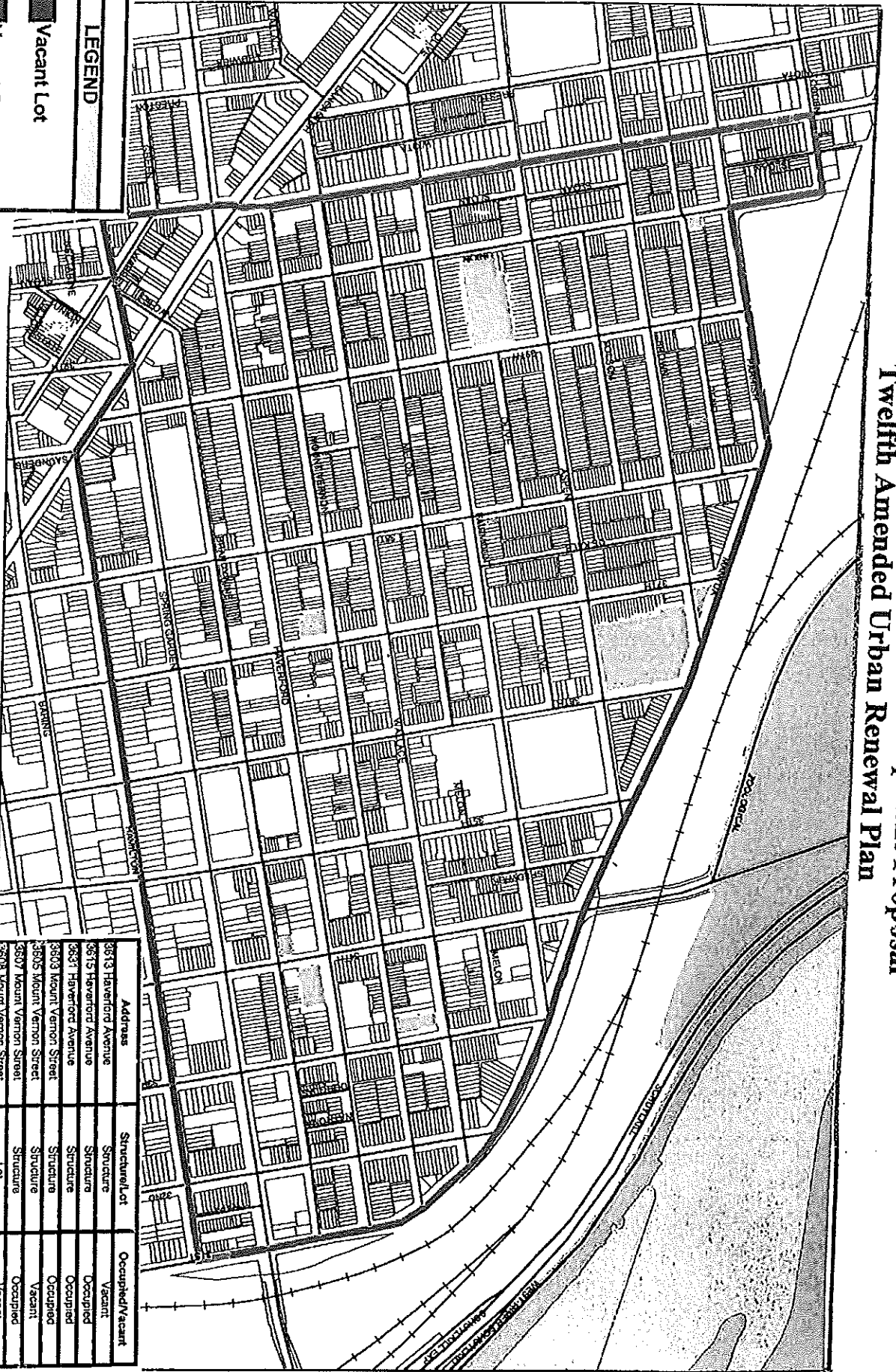
Mantua Fifteenth Amended Redevelopment Proposal Twelfth Amended Urban Renewal Plan



House Number	Street
3613	Haverford Avenue
3615	Haverford Avenue
3631	Haverford Avenue
3603	Mount Vernon Street
3605	Mount Vernon Street
3607	Mount Vernon Street
3608	Mount Vernon Street
3609	Mount Vernon Street
3612	Mount Vernon Street
3612	Valance Street
622	N. 36 th Street
629	N. 37 th Street
635	N. 37 th Street
639	N. 37 th Street
641	N. 37 th Street
643	N. 37 th Street

Boundary and Acquisition Map

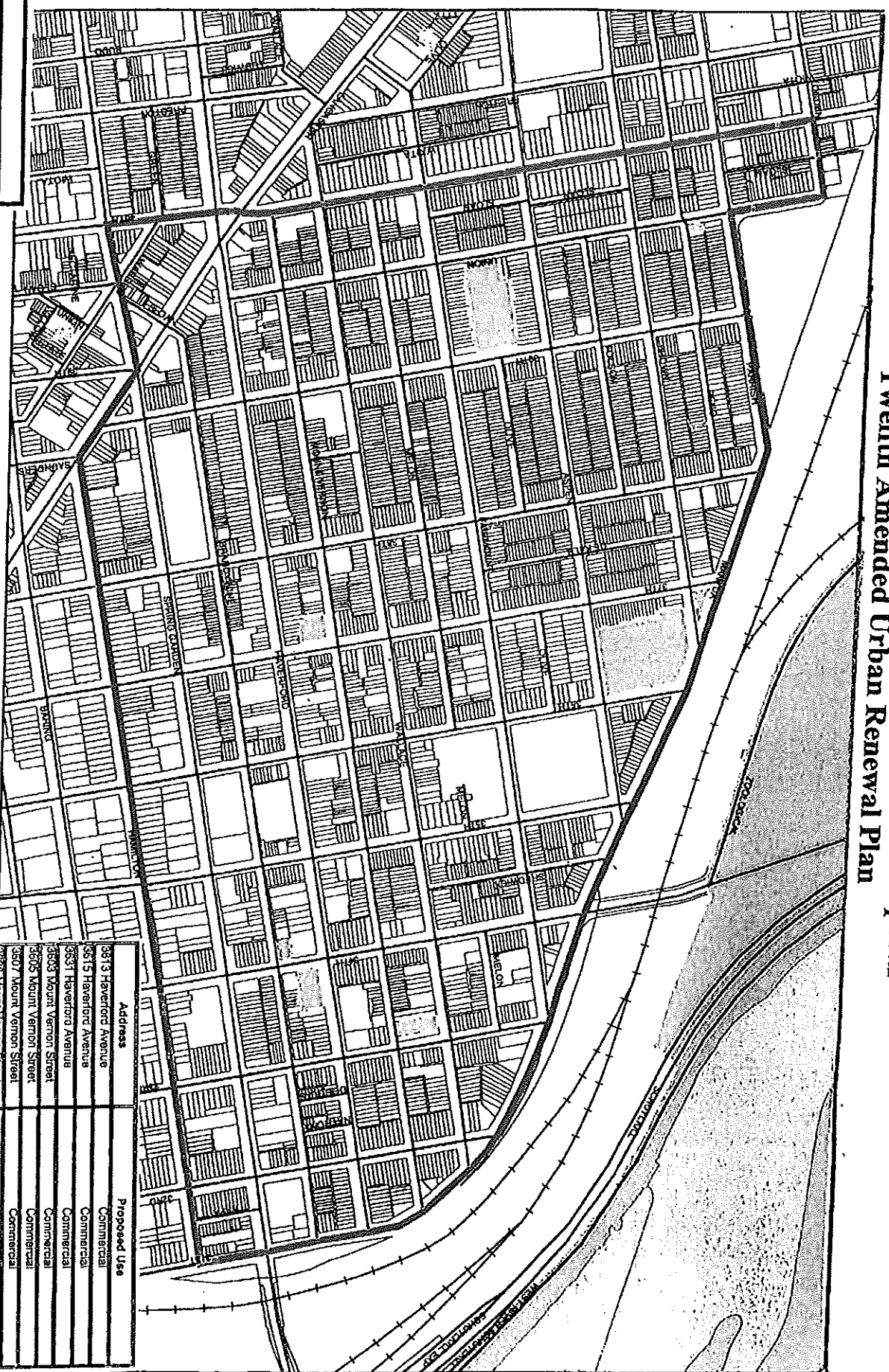
Mantua Fifteenth Amended Redevelopment Proposal Twelfth Amended Urban Renewal Plan



Existing Land Use Map

Address	Structure/Lot	Occupied/Vacant
3613 Haverford Avenue	Structure	Vacant
3615 Haverford Avenue	Structure	Vacant
3637 Haverford Avenue	Structure	Occupied
3603 Mount Vernon Street	Structure	Occupied
3605 Mount Vernon Street	Structure	Occupied
3607 Mount Vernon Street	Structure	Occupied
3609 Mount Vernon Street	Lot	Vacant
3612 Mount Vernon Street	Structure	Occupied
3620 Mount Vernon Street	Lot	Vacant
3614 Wallice Street	Lot	Vacant
3617 Wallice Street	Structure	Vacant
3622 N. 37th Street	Structure	Occupied
3629 N. 37th Street	Structure	Occupied
3635 N. 37th Street	Lot	Vacant
3638 N. 37th Street	Structure	Occupied
3641 N. 37th Street	Structure	Occupied
3643 N. 37th Street	Structure	Vacant

Mantua Fifteenth Amended Redevelopment Proposal Twelfth Amended Urban Renewal Plan



LEGEND

Commercial

Proposed Land Use Map

Address	Proposed Use
3813 Haverford Avenue	Commercial
3815 Haverford Avenue	Commercial
3837 Haverford Avenue	Commercial
3863 Mount Vernon Street	Commercial
3805 Mount Vernon Street	Commercial
3807 Mount Vernon Street	Commercial
3808 Mount Vernon Street	Commercial
3809 Mount Vernon Street	Commercial
3812 Mount Vernon Street	Commercial
3820 Mount Vernon Street	Commercial
3812 Wallace Street	Commercial
3822 N. 37th Street	Commercial
3828 N. 37th Street	Commercial
3835 N. 37th Street	Commercial
3838 N. 37th Street	Commercial
3841 N. 37th Street	Commercial
3843 N. 37th Street	Commercial