

Legislation Text

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Amending an Ordinance approved December 15, 1969, as amended, which approved the redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the Model Cities Urban Renewal Area, by approving the twenty-seventh amendment of the redevelopment proposal, the nineteenth amendment to the urban renewal plan and the eighteenth amendment to the relocation plan, which provide, *inter alia*, for additional land acquisitions of approximately one hundred seventeen (117) properties and provision of certain relocation services, as required by law.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Model Cities Urban Renewal Area (hereinafter referred to as "Model Cities") was approved by Ordinance of the Council on December 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a twenty-seventh amendment of the redevelopment proposal, a nineteenth amendment of the urban renewal plan and an eighteenth amendment to the relocation plan each dated November, 2000 which provide for additional land acquisitions of approximately one hundred seventeen (117) properties and provision of certain relocation services, as required by law, for the individuals, families and business concerns which will be displaced; and

WHEREAS, The twenty-seventh amendment of the redevelopment proposal and the nineteenth amended urban renewal plan have been submitted to the City Planning Commission of the City of Philadelphia and have been certified by the Commission to the Council; and

WHEREAS, The aforesaid amendments to the redevelopment proposal, the urban renewal plan and the relocation plan will forward a central objective of the Community Development Program and Activities of the City of Philadelphia with respect to the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The twenty-seventh amendment to the redevelopment proposal, the nineteenth

amendment to the urban renewal plan and the eighteenth amendment to the relocation plan promote sound urban renewal and redevelopment, and the elimination of blight in Model Cities; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. SECTIONS 1, 2, 3, 4, 5, 6 AND 7 of the Ordinance approved December 15, 1969, as amended, entitled "An Ordinance approving the proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front street and Spring Garden street; approving the urban renewal plan and determining that such plan conforms to a general locality plan and makes adequate provision for individuals, business concerns and families who are displaced; determining the necessity for changes in and for zoning, streets, alleys, public ways, parks and recreational facilities, street patterns, location and relocation of public utilities; determining that the urban renewal plan and the proposal prohibit discrimination because of race, color, creed, or national origin pursuant to the provisions of Title VI of the Civil Rights Act of 1964 and the Federal regulations and policies promulgated with respect thereto; declaring that certain expressly designated and provided for condemnation is imminent with respect to the Project; determining that the urban renewal plan cannot be achieved through more extensive rehabilitation; and declaring the interest of the City of Philadelphia in participating in the program of State assistance with respect to slum clearance, elimination of blight and deterioration and for urban renewal and redevelopment purposes for the Project Area and requesting an allocation of funds to the Redevelopment Authority, as provided for by the Act of May 20, 1949, P.L. 1633, as amended," are hereby further amended as follows:

SECTION 1. The [twenty-sixth] *twenty-seventh* amendment of the Redevelopment Proposal dated [April, 2000] *November, 2000*, including the detailed redevelopment area plan, the urban renewal plan, as amended, the relocation plan, as amended, the maps, disposition supplement, and all other documents and supporting data which form part of the said proposal submitted by the Redevelopment Authority for Model Cities Urban Renewal Area, having been

duly reviewed and considered, is approved. The Redevelopment Authority is authorized to take such action as may be necessary to carry it out. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the said redevelopment proposal as long as said minor changes are in conformity with the current area redevelopment plan for the Project. The Model Cities Urban Renewal Area is bounded as follows:

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SECTION 2. Council finds and declares that the [eighteenth] *nineteenth* amendment of the urban renewal plan for Model Cities Urban Renewal Area, having been duly reviewed and considered is approved, and that:

- a. The [eighteenth] *nineteenth* amendment of the urban renewal plan conforms to the general plan for the development of the locality as a whole;
- b. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the [eighteenth] *nineteenth* amendment of the urban renewal plan;
- c. The [eighteenth] *nineteenth* amendment of the urban renewal plan in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise under the circumstances;

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- e. The [eighteenth] *nineteenth* amendment of the urban renewal plan gives due consideration to the provision of adequate park and recreation area and facilities, as may be desirable for neighborhood improvements, with special consideration for the health, safety and welfare of children residing in the general vicinity of the urban renewal area; and

f. The [eighteenth] *nineteenth* amendment of the urban renewal plan and the [twenty-sixth] *twenty-seventh* amendment of the proposal meet all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, and the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title for the purpose of prohibiting discrimination with regard to race, color, creed, sex or national origin.

SECTION 3. Council finds and declares that the [twenty-sixth] *twenty-seventh* amendment of the redevelopment proposal for Model Cities Urban Renewal Area is in conformity with the redevelopment area plan for North Philadelphia Redevelopment Area.

SECTION 4. Council further finds and declares that the [seventeenth] *eighteenth* amended relocation plan for the proper relocation of individuals and families displaced in carrying out the urban renewal 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 Model Cities Urban Renewal Area, 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 the urban renewal area 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. Council further finds and declares that the said amended relocation plan adequately provides for assistance to aid in relocation and to minimize the displacement of business concerns which are to be displaced.

SECTION 5. The Redevelopment Authority is 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 and location and relocation of public utilities in order to implement and facilitate the [twenty-sixth] *twenty-seventh* amendment of the redevelopment proposal hereby approved. Accordingly the Council hereby declares that it will cooperate in helping to carry out such [twenty-sixth] *twenty-seventh* amendment of the redevelopment proposal 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 therewith.

SECTION 6. Council is cognizant that condemnation, except as otherwise expressly provided for in the hereby approved [twenty-sixth] *twenty-seventh* amendment of the redevelopment proposal, is not imminent with respect to Model Cities Urban Renewal Area such said condemnation being subject to the availability of public funds. Council is further aware that general and special notice of the imminence of said condemnation will be publicly announced by the Redevelopment Authority through all appropriate news media and as required by law.

SECTION 7. Council finds and determines that the objectives of the [eighteenth] *nineteenth* amendment of the urban renewal plan and the [twenty-sixth] *twenty-seventh* amendment of the redevelopment proposal for Model Cities cannot be achieved through more extensive rehabilitation.

SECTION 2. Council determines that this twenty-seventh amendment of the redevelopment proposal for Model Cites meets all of the conditions and requirements relating to non-discrimination and fair practices imposed by federal and state law, by Chapter 9-1100 of The Philadelphia Code, and by regulation.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.