Legislation Details (With Text)

File #:	120720	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	9/20/2012			**In control:**	Committee on Rules
On agenda:				**Final action:**	11/29/2012

Title: Approving the fifteenth amendment of the redevelopment proposal for the Mantua Urban Renewal Area, being the area beginning at the intersection of Fortieth street and Spring Garden street, including the twelfth amendment to the urban renewal plan and the relocation plan, as amended, which provides, inter alia, for the additional land acquisition of approximately seventeen (17) properties for commercial and related uses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project.

Sponsors: Councilmember Blackwell

Indexes: MANTUA URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

Code sections:

Attachments: 1. 120720 - Exhibits, As Introduced.pdf, 2. CertifiedCopy12072000.pdf

Date	Ver.	Action By	Action	Result	Tally
12/11/2012	0	MAYOR	SIGNED		
11/29/2012	0	CITY COUNCIL	READ AND PASSED	Pass	14:0
11/15/2012	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR		
11/15/2012	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
11/15/2012	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR		
11/13/2012	0	Committee on Rules	HEARING NOTICES SENT		
11/13/2012	0	Committee on Rules	HEARING HELD		
11/13/2012	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
10/23/2012	0	Committee on Rules	Cancellation of Scheduled Public Hearing		
10/23/2012	0	Committee on Rules	HEARING NOTICES SENT		
9/20/2012	0	CITY COUNCIL	Introduced and Referred	Pass	

Approving the fifteenth amendment of the redevelopment proposal for the Mantua Urban Renewal Area, being the area beginning at the intersection of Fortieth street and Spring Garden street, including the twelfth amendment to the urban renewal plan and the relocation plan, as amended, which provides, inter alia, for the additional land acquisition of approximately seventeen (17) properties for commercial and related uses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the

redevelopment of the Mantua Urban Renewal Area (hereinafter referred to as "Mantua") was approved by Ordinance of the Council on December 15, 1969, as last amended by Bill No. 070936 approved by the Mayor December 13, 2007; and

WHEREAS, The Redevelopment Authority has prepared a fifteenth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the twelfth amended urban renewal plan, the relocation plan, as amended, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal, for Mantua dated July 2012 (hereinafter collectively referred to as the "Fifteenth Amended Redevelopment Proposal"); and

WHEREAS, the Fifteenth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of approximately seventeen (17) properties for commercial and related uses, the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project; and

WHEREAS, The Fifteenth Amended Redevelopment Proposal has been submitted to the City Planning Commission of the City of Philadelphia and has been certified by the Commission to the Council; and

WHEREAS, The Fifteenth Amended Redevelopment Proposal will forward a central objective of the Community Development Program and Neighborhood Transformation Initiative of the City of Philadelphia with respect to the elimination of blight and the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The Fifteenth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Mantua; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Fifteenth amendment of the Redevelopment Proposal dated July 2012 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the twelfth amended urban renewal plan, the relocation plan, as amended, the maps, disposition supplements, and all other documents and supporting

data which form part of the said proposal (hereinafter collectively referred to as the "Fifteenth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Mantua Urban Renewal Area (hereinafter "Mantua"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Fifteenth Amended Redevelopment Proposal for Mantua:

a. Is in conformity with the redevelopment area plan for the West Philadelphia Redevelopment Area.

a. 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.

a. Forwards the objectives of the Community Development Program and Neighborhood Transformation Initiative of the City with respect to the removal and prevention of blight through the revitalization, renewal, redevelopment and transformation of blighted areas within the City which are detrimental to the health, safety and welfare of the residents of the City and for which the use of Neighborhood Transformation Initiative Program funds may be utilized.

SECTION 3. Council finds and declares that:

a. The twelfth amendment of the urban renewal plan 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.

a. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the fifteenth amendment of the urban renewal plan.

SECTION 4. Council finds and declares that the relocation plan, as amended:

a. Provides 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 Mantua, 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

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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.

a. 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 take such action as may be necessary to carry out the terms of the Fifteenth Amended Redevelopment Proposal, including but not limited to:

a. Proceeding with minor changes in substantial conformity with the Fifteenth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the West Philadelphia Redevelopment Area.

a. Preparing or causing 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 Fifteenth Amended Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such 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, as expressly provided for in the hereby approved Fifteenth Amended Redevelopment Proposal, is not imminent with respect to Mantua, such 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 as may be required by law.

SECTION 7. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Fifteenth Amended Redevelopment Proposal approved by this Ordinance.

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