Legislation Details (With Text)

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File created:	9/21/2023		**In control:**	Committee on Rules	
On agenda:			**Final action:**	11/2/2023	
Title:	Authorizing the Philadelphia Housing Authority to acquire fee simple title to certain properties located in the vicinity of 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street to the south, under certain terms and conditions.				
Sponsors:	Council President Clarke, Councilmember Jones				
Indexes:	CONDEMNATION, HOUSING				
Code sections:					
Attachments:	1. L230630 - Exhibit, As Introduced.pdf, 2. Bill No. 23063000.pdf, 3. CertifiedCopy23063000				

Date	Ver.	Action By	Action	Result	Tally
11/13/2023	0	MAYOR	SIGNED		
11/2/2023	0	CITY COUNCIL	READ AND PASSED	Pass	15:0
10/26/2023	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
10/26/2023	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/26/2023	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
10/23/2023	0	Committee on Rules	HEARING NOTICES SENT		
10/23/2023	0	Committee on Rules	HEARING HELD		
10/23/2023	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
9/21/2023	0	CITY COUNCIL			

Authorizing the Philadelphia Housing Authority to acquire fee simple title to certain properties located in the vicinity of 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street 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 28th Street to the east, 29th Street to the west, Cumberland Street to the north, and York Street to the south ("Strawberry Mansion") for the development of housing and integrated mixed-uses (the "Strawberry Mansion 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; and fee simple title to any alley, passageway, easement, or other property interest that the listed properties require for access or common use, or for which the listed properties have deeded rights for access or use; located in vicinity of 28th Street to the east, 29th Street to the

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west, Cumberland Street to the north, and York Street to the south, for the public purposes set forth in the Housing Authorities Law (35 P.S. §§ 1541-1568.1).

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 Strawberry Mansion Project will displace a person or business, then the 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 Strawberry Mansion 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 Strawberry Mansion 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 Strawberry Mansion 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 Strawberry Mansion 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 Strawberry Mansion 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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