City of Philadelphia

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

BILL NO. 120326

Introduced May 3, 2012

**Councilmember Greenlee
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

Approving the fourteenth amendment of the redevelopment proposal for the Cecil B. Moore Avenue Urban Renewal Area, being the area generally bounded by Fifteenth street on the east, Jefferson street on the south, Nineteenth street on the west and Montgomery avenue on the north, including the fourteenth amendment to the urban renewal plan and the ninth amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of approximately one (1) property for residential, 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 Redevelopment Authority of the City of Philadelphia, now known as the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area (hereinafter referred to as "Cecil B. Moore") was approved by Ordinance of the Council on December 22, 1987, as last amended by Bill No. 050382 approved June 29, 2005; and

WHEREAS, The Redevelopment Authority has prepared a fourteenth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the fourteenth amended urban renewal plan, the ninth amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal, for Cecil B. Moore, dated April 2012 (hereinafter collectively referred to as the "Fourteenth Amended Redevelopment Proposal"); and

WHEREAS, The Fourteenth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of approximately one (1) property for residential, 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 Fourteenth 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 Fourteenth 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 Fourteenth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Cecil B. Moore; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The fourteenth amendment of the redevelopment proposal dated April 2012 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the fourteenth amended urban renewal plan, the ninth amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Fourteenth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Cecil B. Moore Avenue Urban Renewal Area (hereinafter "Cecil B. Moore"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Fourteenth Amended Redevelopment Proposal for Cecil B. Moore:

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

b. 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.

c. 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 fourteenth 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;

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

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

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 Cecil B. Moore, 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.

b. 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 Fourteenth Amended Redevelopment Proposal, including but not limited to:

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

b. 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 Fourteenth 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 Fourteenth Amended Redevelopment Proposal, is not imminent with respect to Cecil B. Moore**,** 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 Fourteenth Amended Redevelopment Proposal approved by this Ordinance.

NORTH PHILADELPHIA REDEVELOPMENT AREA

CECIL B. MOORE AVENUE URBAN RENEWAL AREA

FOURTEENTH AMENDED
REDEVELOPMENT PROPOSAL

APRIL 2012

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CECIL B. MOORE AVENUE

URBAN RENEWAL PLAN

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A. Description of Urban Renewal Area

The Legal Boundary of the Cecil B. Moore Avenue Urban Renewal Area is defined in narrative form as "Exhibit A" to the Plan including a description of those deleted areas which cause an irregular boundary. Further, a Boundary Map is attached which clearly marks the Urban Renewal Area's perimeter and the excluded areas.

B. Statement of Development Objectives

Beyond the customary goals of urban renewal, such as strengthening the area's social and economic stability through the control of land use and development density and the addition of capital improvements, this plan focuses on specific goals which are and will be subject to review and change throughout the planning process:

1. Housing

This category has priority over all others due to the City's and community's desperate need for low and moderate-income housing. Emphasis over time will decrease in proportion to the creation of new units of standard housing. Initially, however, the purpose behind the acquisition and packaging of land or structures for disposition is a substantial increase in the supply of low-moderate income housing. In order to preserve the overwhelmingly residential character of this North Philadelphia neighborhood, the rehabilitation of existing housing as well as new residential construction will be used to achieve maximum effectiveness.

It is the objective of the redevelopment proposal to provide home ownership opportunities at sales prices which are affordable as to debt payments and operating, insurance and tax expenses for those households meeting the stated income eligibility requirements. As to rental housing, it is the objective of the redevelopment proposal to provide rental housing opportunities at a rent/income ratio and utility allowance factor that is no less favorable than the standards promulgated and utilized in HUD assisted Section 8 rental housing developments or similar federal, state or city programs which may be developed from time to time. Such rent/income ratio and utility allowance factor shall be established for each stage of rental housing development.

Also, housing rehabilitation and bond programs will be utilized as widely as possible to provide financial assistance in order to bring about the revitalization of the area. The development of residential housing pursuant to this redevelopment proposal will be in stages with the timing to be determined by financing, subsidy and marketing factors.

All land and structures acquired for residential housing pursuant to this redevelopment proposal shall be developed for low and moderate-income persons in accordance with the following provisions.

At least one third of the properties acquired for residential housing shall be for sale as owner occupied housing and shall be subject to the following income eligibility requirements:

(a) At least thirteen percent (13%) of the owner occupied housing developed shall be sold to families whose household income, at the time of sale, does not exceed twenty-five percent (25%) of the income for the Philadelphia Standard Metropolitan Statistical Area (SMSA) as promulgated from time to time;

(b) At least forty percent (40%) of the owner occupied housing developed shall be sold to families whose household income, at the time of sale, does not exceed fifty percent (50%) of the income for the Philadelphia SMSA as promulgated from time to time;

(c) At least twenty-seven percent (27%) of the owner occupied housing developed shall be sold to families whose household income, at the time of sale, does not exceed eighty percent (80%) of the income for the Philadelphia SMSA as promulgated from time to time;

(d) At least twenty percent (20%) of the owner occupied housing developed shall be sold to families whose household income, at the time of sales, does not exceed one hundred and twenty percent (120%) of the income for the Philadelphia SMSA as promulgated from time to time.

The remainder of the properties acquired for residential housing pursuant to this redevelopment proposal may be developed as rental housing and as such shall be subject to the following income eligibility requirements:

(a) At least thirty percent (30%) of the rental housing developed shall be occupied by families whose household income, at the time of rental, does not exceed twenty-five percent (25%) of the income for the Philadelphia SMSA as promulgated from time to time;

(b) At least thirty percent (30%) of the rental housing developed shall be occupied by families whose household income, at the time of rental, does not exceed fifty percent (50%) of the income for the Philadelphia SMSA as promulgated from time to time;

(c) At least forty percent (40%) of the rental housing developed shall be occupied by families whose household income at the time of rental, does not exceed eighty percent (80%) of the income for the Philadelphia SMSA as promulgated from time to time;

Any amendment or modification of this Section of the redevelopment proposal shall be deemed a major change and as such shall be submitted to the City Planning Commission and City Council for review and approval.

2. Service and Employment

To provide needed commercial goods and services and to create additional employment within the immediate project area, commercial facilities need to be revitalized.

C. General Land Use Plan

1. A proposed Land Use Map has been included to illustrate the proposed arrangement and distribution of three (3) categories: Residential, Commercial, Institutional and respectively related uses described below.

2. Land Use Categories

Within the following three categories, a mix of compatible and supporting land uses are permitted. The objective of this plan is to establish a generalized framework within which detailed land use and development plans will evolve.

a. Residential and Related:

Overall residential densities in the North Philadelphia area will range between 20 and 59 dwelling units per acre, according to the Comprehensive Plan. In predominately residential areas, other land uses are permitted on the basis of their compatibility with and service to surrounding residential uses, such as convenience shopping, residential parking, neighborhood schools and service centers, parks, and playgrounds.

b. Commercial and Related

In predominantly commercial land use areas, supporting and compatible uses such as retail, institutional community facilities, parking, housing facilities and public open space are also permitted. The intensity of land use will be controlled by zoning ordinances in compliance with the Proposed Land Use Map.

c. Institutional and Related

Within predominantly institutional land use areas such as hospitals, colleges, public and private high schools, and government centers, other supporting and compatible land uses are permitted such as special housing facilities, convenience shopping, parking, and open space.

D. Urban Renewal Techniques to be used to Achieve Plan Objectives

The determining criteria in the North Philadelphia area will initially be negative, i.e., removal of blight. Variables such as minimal relocation will always be a consideration,

as will the incidence of vacant and vandalized structures. This latter factor, as well as a large quantity of vacant lots is responsible for the high acquisition rate in this area.

The North Broad Street Mansion District is on the National Register of Historic Places and is partially incorporated in the Cecil B. Moore Avenue Urban Renewal Area. The 1500 Block of N. Gratz Street and the 1700 Block of N. 16th Street appear eligible for-the National Register of Historic Places.

Historical and architectural preservation will be respected as a necessary rehabilitation technique in these areas and throughout the rest of the Urban Renewal Area, if required in isolated situations.

Lastly, housing rehabilitation and bond programs will be made operant in residential areas meeting the qualifications imposed on such programs. The areas chosen possibly will expand over time as new areas are selected and approved.

1. Land Acquisition and Clearance

In order to carry out this project, the Redevelopment Authority proposes through the exercise of its power of eminent domain, to acquire by condemnation all real property as listed in Exhibit “D” and indicated as being proposed for acquisition on the attached Boundary and Activity Map.

Major acquisition for clearance will occur only where there are relatively large concentrations of blight or substandardness and where no other treatment is feasible. Spot clearance of a building(s) will only be employed as a technique of renewal when rehabilitation is judged to be economically infeasible. Vacant lots will be acquired to remove blighting conditions.

2. Rehabilitation

a. Properties to be acquired may be designated for rehabilitation by the Redevelopment Authority subject to cost and feasibility of treatment. Property to be rehabilitated will often be acquired by the Redevelopment Authority and resold to a public or quasi-public agency for treatment.

b. Properties to be acquired may be exempted if the Redevelopment Authority determines that these properties can reasonably be rehabilitated in accordance with the provisions of the Property Rehabilitation Standards (PRS) set forth as Exhibit "B" to this Plan and the Codes and ordinances of the City of Philadelphia; provided that this will not conflict with the intent and purposes of such Plans, Codes and ordinances.

In addition, properties to be acquired may be exempted if such properties will be acquired for public purposes by another public body or if the Redevelopment Authority should be so designate as a result of changes to the Plan.

E. Land Disposition Supplement

These supplementary documents, although component parts of the Urban Renewal Plan, will be submitted individually as disposition parcels are readied for sale of 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 Redevelopment Authority.

F. 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 Redevelopment Authority and the redeveloper in conformity with the Urban Renewal Plan

G. Statement of Duration of Provisions

The provisions and requirements of this Plan affecting land to be acquired and disposed shall remain in effect for a period of thirty (30) years following approval of the Urban Renewal Plan by the Council of the City of Philadelphia.

H. Provisions of Applicable State and Local Law

The Philadelphia City Planning Commission, in compliance with the Applicable provisions of State Law, has prepared a Redevelopment Area plan for the North Philadelphia Redevelopment Area, certified November 26, 1968 and revised June, 1970.

The approval of the City Planning Commission of an Urban Renewal Plan, prepared by the Redevelopment Authority, allows the aforesaid Plan to act as an amendment to the Redevelopment Area Plan in a case where the two plans are not in agreement. Proposed development is in accordance with the requirements of any Urban Renewal Plans operable within the certified Redevelopment Area, and is in compliance with the provisions of the Code of General ordinances of the City of Philadelphia and will continue to be so.

I. Provisions for Amending the Plan

Should changes be required in the course of executing the Urban Renewal Plan, the Redevelopment Authority, after consulting with the community and the Philadelphia City Planning Commission, shall revise by amendment or modification, as the nature of the

change dictates, the Urban Renewal Plan respecting and in compliance with the requirements of State and Local Law.

EXHIBIT "A"

NORTH PHILADELPHIA REDEVELOPMENT AREA
CECIL B. MOORE AVENUE URBAN RENEWAL AREA

NARRATIVE BOUNDARY DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in the 47th Ward of the City of Philadelphia bounded and described as follows:

BEGINNING at a point of intersection of the northerly side of Montgomery Avenue (50' wide) and the westerly side of N. 18th Street (50' wide);

THENCE extending eastward along the said northerly side of Montgomery Avenue, crossing the beds of 18th Street (50' wide), Bouvier Street (40' wide), 17th Street (50' wide), Willington Street (40' wide), 16th Street (50' wide) and 15th Street (50' wide) a distance of 1387'-0" to a point on the easterly side of said 15th Street;

THENCE extending southward, crossing the bed of Montgomery Avenue and along the easterly side of 15th Street a distance of 560'-0" to a point on the northerly side of Cecil B. Moore Avenue (60' wide - formerly known as Columbia Avenue)

THENCE extending eastward along the northerly side of Cecil B. Moore Avenue a distance of 195'-8" to a point;

THENCE extending southward along the easterly side of Carlisle Street (40' wide) crossing the beds of Cecil B. Moore Avenue (60' wide), Oxford Street (50' wide) and Jefferson Street (50' wide) a distance of 1099'-0" to a point on the southerly side of Jefferson Street;

THENCE extending Westward along the southerly side of Jefferson Street, crossing the beds of Carlisle Street (40' wide), 15th Street (50' wide), Sydenham Street (50' wide), 16th Street (50' wide), Willington Street (50' wide), N. 17th Street (50' wide), Bouvier Street (45' wide), 18th Street (50' wide), and 19th Street (50' wide) a distance of 2108'-0" to a point. (Said point being located at a distance of 79'-8" Westward from the westerly side of 19th Street);

THENCE extending northward, crossing the bed of Jefferson Street and along the westerly line of properties being known as 1500 thru 1542 N. 19th Street, and that line projected, crossing the bed of Oxford Street (50' wide) a distance of 575'-0" to a point on the northerly side of said Oxford Street;

THENCE extending eastward along the northerly side of Oxford Street 79'-8" to a point on the westerly side of N. 19th Street (50' wide);

THENCE extending northward along the westerly side of 19th Street, crossing the bed of Turner Street (40' wide) a distance of 170'-0" to a point on the northerly side of Turner Street;

THENCE extending westward along the northerly side of Turner Street 64.270' to a point on the easterly side of a certain 2'-6" wide alley;

THENCE extending northward along the easterly side of said 2'-6" wide alley a distance of 57.770' to a point;

THENCE extending eastward along the northerly line of property being known as 1622 N. 19th Street a distance of 64.270' to a point on the westerly side of 19th Street (501 wide);

THENCE extending northward along the westerly side of 19th Street crossing the beds of Nicholas Street (40' wide) and Cecil B. Moore Avenue (60' wide) a distance of 395.229' to a point (said point being located at a distance of 99'-0" northward from the northerly side of Cecil B. Moore Avenue);

THENCE extending eastward along a line being parallel with Cecil B. Moore Avenue, crossing the beds of 19th Street, Gratz Street (401 wide), and the head of a certain 3' - 8 1/4" wide alley, a distance of 352.854' to a point on the easterly side of said alley;

THENCE extending northward along the easterly side of said 3' - 8 1/4" wide alley a distance of 36'-0" to a point;

THENCE extending eastward along the southerly line of-property being known as 1700 N. 18th Street, a distance of 92.812' to a point on the westerly side of 18th Street (50' wide);

THENCE extending northward along the westerly side of 18th Street, crossing the bed of Montgomery Avenue (50' wide), a distance of 425'-0" to the point of beginning.

Containing in area: 71.23 acres

EXHIBIT "B"

NORTH PHILADELPHIA REDEVELOPMENT AREA
CECIL B. MOORE AVENUE URBAN RENEWAL AREA

PROPERTY REHABILITATION STANDARDS

APRIL, 1987

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 and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

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 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 10 sq. ft. of counter workspace and 30-sq. ft. of storage space for eating, drinking and cooking equipment.

Mechanical equipment must exist in the form of a stove for cooking food and a refrigerator for the safe storage of food at a temperature less than 500 F, bur- more than 300 F. 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 prefinished tempered masonite, 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 tiled or Of other durable, waterproof non-absorptive material.

BATH FACILITIES

Complete bathing and sanitary facilities consisting of a watercloset, a tub or shower and a lavatory shall be provided for each dwelling unit.

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 safety and adequately heating all habitable rooms and bathrooms to a temperature of at least 700 F when the outside temperature is 100 F.

SPACE AND LAUNDRY FACILITIES

Adequate space shall be provided for laundry tubs and trays in a suitable service space.

LIGHT

Convenient switches for turning on a light in 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-sq. ft. for the first bedroom plus 8-sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets servicing each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

GENERAL REQUIREMENTS

1. Exterior Walls

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

b. Masonry joints shall be tight and well-pointed and all cracks effectively sealed.

c. Broken or spalled masonry shall be replaced or repaired.

d. Wood frame walls shall be watertight.

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 and with adjacent buildings.

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.

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 and Housing 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 such as N.B.F.U.

5. 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).

a. Existing windows may not be blocked up without the approval of the Redevelopment Authority.

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 rooftop 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 roof-top constructions 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 copper 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 or 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 of durable materials.

b. All yards shall be paved or have suitable ground cover.

c. Existing fences shall be adequately maintained to insure good structural condition.

7. Rubbish and Debris

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. 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 floor 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.

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. Finish Floors: Finished floors shall be appropriate for the uses 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. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Electrical facilities where considered are not fulfilled. 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.

c. Hardwire electric smoke detector required on each floor, smoke detectors shall be wired so that all are activated at the same time and shall have one individual breaker.

d. Ground fault interupter receptacles are required in the following areas (1) in bathroom (2) in kitchen on each side of kitchen sink (1) in basement in laundry tub area.

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

Foundation walls and footings shall be watertight and provide safe 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 ground covering 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 time 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 windowsills and bottom rails shall be protected with sheet metal or equivalent if they are below an elevation of thirty inches above 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 of every employee. In this context "accessible" means in the building and either on the same floor or on the next floor above or below the regular place of work of the employee.

b. Washing Facilities: At least one wash basin or its equivalent 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.

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

1. **Health**

a. Toilet facilities shall be accessible to the regular place of 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 of 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.

b. All such parking and loading areas shall be screened from adjacent residential or institutional uses by a 4' high masonry wall.

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. Lighted red and green signs may not be located within fifty (50) feet of a signaled intersection.

b. 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 setback from the public right-of-way 25 feet or more an additional sign at entrances is permitted provided that such sign(s) do not exceed ten square feet and do not project beyond the building line and is not constructed so as to be above 10 ft. in height.

EXHIBIT "C"

NORTH PHILADELPHIA REDEVELOPMENT AREA
CECIL B. MOORE AVENUE URBAN RENEWAL AREA

RELOCATION STATEMENT AND PLAN

There are no relocations required as part of this request.

RELOCATION STATEMENT FOR CECIL B. MOORE AVENUE REDEVELOPMENT PROPOSAL URBAN RENEWAL PLAN

The 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.

RELOCATION PLAN

The Relocation Plan will be administered by the 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.

I. RESIDENTIAL

A. **DETERMINATION OF RELOCATION NEEDS**

A survey of each family and individual whose 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 occupants 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 rehousing 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 Displacees' 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 determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relations 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 mortgage financing. As a general guide, 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 F-41ILIES 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 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 individual 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 listings 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.) Council for Labor and Industry (C.L.I.) Small Business Administration City of Philadelphia, Department of Commerce

RELOCATION BENEFITS AND SERVICES

GENERAL

Authority for, and the implementation of, the Relocation Assistance Program are contained in the Eminent Domain Code, as amended and its Rules and Regulations as promulgated by the Attorney General of Pennsylvania.

The Relocation Assistance Program is available to all qualified persons, families, businesses, and nonprofit organizations which are wholly or partially displaced.

All terms in the following sections are defined in the Pennsylvania Eminent Domain Code, as amended and its Rules and Regulations as promulgated by the Attorney General of Pennsylvania.

Filing Claims

a. In order to obtain relocation benefits, an individual, family or business concern will be required to submit a written claim on forms provided by the Relocation Department.

b. Special conditions for business concerns:

(1) Business concerns will be required to give to the Redevelopment Authority a "letter of intent to move" at least 30 days prior to the estimated moving date. This letter of intent should include the new location, the estimated date of move, and an itemized list of articles to be moved at the Authority's expense. After receipt of such notification, an Authority representative will visit the premises from which the move is to be made in order to inspect the premises and offer assistance to the occupant.

(2) Business concerns with moving expenses estimated in excess of $500.00, will be required to submit to the Authority, at least 15 days prior to the actual move, estimates of moving costs from at least 3 commercial movers, certified by the Public Utility Commission under a sealed bid procedure supervised by the Authority. The move will be awarded on the basis of the lowest estimate. If a business concern estimates that its moving expenses will be $500.00 or less, bids will not be required.

(3) A relocation payment for moving expenses to a business concern that moves beyond 50 miles from

The City boundary will not be in excess of the reasonable and necessary expenses for moving a distance of 50 miles.

2. Time Limit for Submission of Claim

All claims for relocation payments (other than a Claim for a Replacement Housing Payment for Homeowners) shall be submitted to the Authority within a period of eighteen (18) months after relocation of claimant. A claim for a Replacement Housing Payment for Homeowners shall be submitted within eighteen (18) months following purchase and occupancy of a standard replacement home or, one year from the final payment for the acquired dwelling, whichever is later.

3. Documentation in Support of Claim

A claim must be supported by the following:

a. If for moving expenses, except in the case of a fixed schedule residential move, a receipted bill or other evidence of such expense.

b. If for actual direct loss of property, written evidence thereof, which may include appraisals, certified prices, copies of bills of sale, cancelled checks, copies of advertisements, offers to sell, auction records, and such other records as may be appropriate to support the claim.

4. Grievance Procedures

a. The Executive Director of the Redevelopment Authority or his designees shall hear the grievances of displaced persons regarding the Relocation Department's determination of their eligibility for or the amount of any item of special damages for displacement.

b. Delegation of authority to hear appeals shall be in writing and shall be available for examination by the appellant. Such authority shall not be delegated below the level of the supervisor of the employee who made the initial determination.

C. An aggrieved displaced person shall have the opportunity for a prompt hearing at a reasonably convenient time and place, or may appeal in writing, at his option.

d. An aggrieved displaced person shall have the right to be represented by counsel and to present evidence, including evidence of comparable replacement dwellings,

Moving expenses, and other matters bearing on special damage for displacement.

e. The appeal shall be disposed of promptly, and the results conveyed to the appellant in writing.

B. RELOCATION BENEFITS FOR RESIDENTIAL OWNER AND TENANT OCCUPANTS

1. General

The following outlines the payments and benefits of the Authority's Relocation Assistance Program. The occupancy status (owner or tenant) and length of occupancy determines the type of benefit to which a displaced person will be entitled.

2. Eligibility Requirements

a. displaced person must have owned (or rented) and occupied the acquired dwelling for the appropriate number of consecutive days, 180 or 90, immediately prior to:

(i) The receipt of a written Intent to Acquire Letter; or

(ii) The date of the Fair Market value offer (Initiation of Negotiations).

b. The dwelling must be acquired by the Authority.

C. The displaced person must purchase or rent and occupy a decent, safe and sanitary replacement dwelling within one year after the date he moves from the acquired dwelling, or if an owner, one year from the date he receives final payment of the full acquisition cost of the acquired dwelling, whichever date is later.

3. Replacement Housing Payments for Homeowners

a. Definition: This replacement housing payment applies to displaced persons who have owned and occupied their dwellings, 180 days prior to the Initiation of Negotiations.

It is the amount, if any, which when added to the acquisition cost of the acquired dwelling, equals the reasonable cost of a comparable replacement dwelling. The reasonable cost of a comparable replacement dwelling is the actual cost paid by a displaced person for a decent, safe and sanitary dwelling or the amount determined by the Authority to be necessary for the purchase of a comparable replacement dwelling whichever is less.

b. $15, 000.00 Limit

Under no circumstances may this payment exceed $15,000.00.

4. Replacement Housing Payments for Tenants and Others

a. Definition: This Replacement Housing Payment applies to displaced persons who have owned or rented acquired dwellings at least 90 days prior to the Initiation of Negotiations. The payment can be made in one of the following two forms:

(i) For renters of replacement housing, this payment, is the amount, if any, times 46 which when added to the actual or economic rental of the acquired dwelling, equals the amount determined by the Authority as necessary to rent a comparable dwelling, or the amount actually paid by the relocatee to rent a decent safe and sanitary dwelling for four years (48 months), whichever is the lesser.

(ii) For purchasers of replacement housing, this payment is the amount necessary to enable the eligible displaced person to make a down payment plus closing costs on the purchase of a decent, safe and sanitary comparable replacement dwelling, not to exceed $4,000.00. Except that, if such amount exceeds $2,000.00, the displaced person shall match such amount in excess of $2,000.00 in making the down payment.

5. Residential Moving Benefits

a. Eligibility

Any displaced person shall be reimbursed for reasonable expenses incurred in moving himself and his family and for the removal, transportation, and reinstallation, of personal property.

A relocatee is eligible for reimbursement of moving costs by either a fixed schedule or by actual cost payments. The relocatee may choose this method for reimbursement at the time he files his claim.

Normally, the moving expense payment is made only after the move has been accomplished, however, in hardship cases the payment may Le processed in advance.

Fixed Schedule Payment Plus Dislocation Allowance

(1) A relocatee who chooses to be paid on a fixed schedule basis may employ a mover or perform the move himself. The amount to which he will be entitled to is based upon a schedule supplied by the Department of Transportation of the Commonwealth of Pennsylvania.

(2) In no event may the total of any fixed payment exceed $300.00.

(3) A $200.00 dislocation allowance to compensate for miscellaneous expenses incidental to move is provided over and above the schedule amount.

(4) Determination of Room Count

No firm rule can be established as to what constitutes a room however, as a guide to establish the room count for moving cost purposes, it should be an area adequately furnished for a specific living purpose. Bathrooms, for purposes of this payment, shall not be counted as rooms.

C. Actual Cost Move - by Commercial Mover

(1) Reimbursable Costs of an Actual Cost Move

(a) The cost of packing, transportation and unpacking the relocatee's personal property.

(b) Moving Insurance

(c) Removal and Reinstallation Expenses

(d) Any other benefits which may be eligible under the Eminent Domain Code as amended.

(2) Moving Cost Estimates

(a) The relocatee must secure at least two estimates from reputable, local movers regularly engaged in residential moving. These estimates shall be submitted to the Authority for review and approval prior to the move.

C. BUSINESSES AND NON-PROFIT ORGANIZATIONS

1. Eligibility Requirements

Generally, any business or non-profit organization is eligible for Relocation Payments when:

a. It is legally in occupancy at the time it is given a written Notice of Intent to Acquire; or

b. It is legally in occupancy at the initiation of negotiations for the acquisition of the property; or

c. It is legally in occupancy on the date the Authority acquires the property; or

d. It moves from the real property, or moves its personal property from the real property subsequent to the earliest date established in a, b, c; and

e. The real property is subsequently acquired by the Authority.

2. Moving Payments

Each business concern or non-profit organization shall choose one of two moving options. These options are either:

(i) a commercial move, or

(ii) a commercial self-move

a. Eligible Moving Costs

The following items are eligible for reimbursement as moving costs if legitimately incurred during the moving process:

(1) Expenses for moving personal property to replacement property (either actual reasonable moving costs or a self-move);

(2) Costs incurred in obtaining moving estimates;

(3) Packing and unpacking;

(4) Removal and reinstallation;

(5) Storage;

(6) Insurance;

(7) Any other eligible moving costs permitted under the Eminent Domain Code, as amended, and the Rules and Regulations promulgated thereunder.

b. Ineligible Moving Costs

The following items are not eligible for reimbursement as "moving costs":

(1) Increased operating expenses at the replacement site;

(2) Cost of moving structures, improvements, or other items of realty retained by the owner;

(3) Improvements to the replacement site or modification of personal property to adapt it to the replacement site, when such improvements or modifications are not required by law;

(4) Interest on loans to cover moving expenses;

(5) Loss of goodwill;

(6) Loss of trained and/or skilled employees;

(7) Loss oil business and/or profit;

(8) Personal injury;

(9) Cost of preparing the application for moving expenses;

C. Commercial Moves

For all moves of businesses and non-profit organizations using a commercial mover, the Authority shall:

(1) Personally inspect all items to be removed,
and, if possible, in the company of the owner.

(2) Assist the business to prepare a complete inventory and general description of the equipment and/or stock to be moved.

(3) Correlate the items scheduled to be moved (personal property) with those items shown in the Property Management inventory (real estate) and machinery and equipment appraisals, if applicable, to assure that items classified as real estate will not be included for moving cost reimbursement.

(4) Secure moving cost estimates from three local, reputable movers regularly engaged in this type of move. in making arrangements for the estimates, the Authority shall make personal on-site contact with a representative of each of the selected movers and review specifications. Any questionable items must be resolved at this time.

(5) Review the moving cost estimates and mover's inventory for correctness and reasonableness.

When the estimates are acceptable, the low estimate shall be approved.

(6) Monitor the move in process. This action will not be required in every instance. The decision to monitor the move will be made by the Authority after consideration of the amount and complexity of the move.

(7) Review the final moving charges for correct ness and reasonableness. The owner, in his claim for payment must present receipted bills and certified post-move inventory of the items actually moved.

(8) Perform a post-move inspection.

d. Commercial Self-Move

The business has the option of performing a self-move, if it so desires. Three moving cost estimates shall be obtained from reputable local movers and after review and acceptance of the estimates, the Authority shall contact the business and negotiate an amount for a business self-move not to exceed the amount of the lower estimate.

When agreement is reached between the Authority and the business, the business will furnish the Authority with a letter in which they agree to move their business for the negotiated amount.

The Authority shall monitor business selfmoves, based on the cost and complexity of the move.

After completion of the move, the business must submit a claim form to the Authority, along with a certified post-move inventory of all items moved.

3. Searching Costs

a. Amount of Payment

A displaced business or non-profit organization is entitled to the actual, reasonable expenses incurred in searching for a replacement site, not to exceed $500.00 in cost.

b. Eligible Expenses

Eligible expenses include transportation expenses (20cents per mile), meals, lodging away from home and the reasonable value of time actually spent in search, including the fees of real estate agents or real estate brokers.

C. Searching Costs for Non-profit Organizations

For Non-profit Organizations, searching costs for time spent in search may be paid only when the person performing the search is a paid employee of the organization.

Transportation expenses, meals and lodging away from home may be paid to a non-profit organization for expenses actually incurred by either paid employee or non-paid members.

d. Documentation and Claim for Payment

All expenses claimed, except the value of time actually spent in search, must be supported by receipted bills. Payment for time actually spent in search may not exceed $10.00 per hour.

4. Business Dislocation Damages

a. Business Dislocation Damages is a payment which may be made to an eligible business or non-profit organization wherein both the operation and the relocatee occupies the property to be acquired. The payment consists of damages of not more than $10,000 nor less than $2,560, in an amount equal to either 40 times the actual monthly rental, in the case of a tenant, or 40 times the fair monthly rental value, in the case of owner-occupancy; or the average annual net earnings, whichever is greater.

b. Eligibility Requirements

(1) Businesses

For the owner of a business to be entitled to this payment, the Authority must determine that:

(a) The business cannot be relocated without a substantial loss of existing patronage.

A loss of existing patronage could occur when a business relocates and his average net earnings at the new location during a period of at least six months is less than his average net earnings at the old location during the two years prior to relocation.

(b) The business is not a part of a commercial enterprise having at least one other establishment not being acquired by the Authority which is engaged in the same or similar business.

(c) The business contributes materially to the income of the displaced owner.

(2) Non-Profit Organization

For a non-profit organization to be entitled to this payment, it must be determined that;

(a) The non-profit organization cannot be relocated without a substantial loss of its existing patronage.

(b) The non-profit organization is not part of a commercial enterprise having at least one other establishment not being acquired which is engaged in the same or similar activity.

(3) Other Eligibility Requirements

(a) Owner must provide information

To be eligible for the payment, a displaced business shall make available to the Authority, if requested, copies of applicable Federal State and local tax returns and shall allow the Authority to examine all applicable books and records.

(b) Separate Legal Entities

Separate legal entities will not each be entitled to a payment under this subsection, if they actually constitute only one business. In determining whether two or more legal entities constitute a business, the following factors, among others, shall be taken into consideration:

The extent of which the same premises and equipment are shared.

The extent to which substantially identical or intimately interrelated business functions are pursued and business and financial affairs are commingled.

The extent to which the entities are held out to the public and to those customarily dealing with such entities, as one business.

The extent to which the same person or closely related persons own, control, or manage the affairs of the entities.

5. Payments for Loss of Tangible Personal Property

Damages payable as personal property losses are attributable to personal property which a displaced person does not move from a business which is acquired or dislocated.

The Authority will assist the business to prepare an inventory and general description of items which will not be moved.

(a) Actual Direct Losses

(1) The Authority will have all items of personal property appraised. The following values will be determined; value in place, replacement cost, and the moving costs.

(2) Actual direct losses with reference to personal property, shall not exceed the greater of (i) he reasonable expenses which would have been required to relocate such personal property, or (ii) the value in place of such personal property as cannot be moved without substantially destroying or diminishing its value, whether because of the unavailability of a comparable site for relocation or otherwise or without substantially destroying or diminishing its utility in the relocated business.

Optional Payment in Lieu of Actual Direct Loss

(1) In lieu of the damages provided for "a", at his option, the business may select to claim damages as follows:

(a) The business may sell the personal property at a "commercially reasonable" public or private sale.

(b) The total damages payable under this option may not exceed $10,000.00.

(2) The business shall give the Authority not less than 60 days notice, in writing, of their intention to seek damages under this option.

(3) The business shall not, directly or indirectly purchase any of the personal property at sale.

(4) Inventory shall be paid for under this option only if the business is not relocated.

Appraisal, Engineering and Attorney Fees

a. Eligibility

The owner of any right, title or interest in real property acquired or injured by the Authority, who is not otherwise eligible for reimbursement of such fees under Section 406(e), 408 or 609 of the Eminent Domain Code shall be reimbursed in an amount not to exceed $500.00 as a payment toward reasonable expenses actually incurred for appraisal, attorney and engineering fees.

b. Limitation

(1) The combined total of the appraisal, engineering and attorney fees cannot exceed $500.00.

(2) This payment is reimbursement for actual expenses incurred by the claimant with regard to the acquired property only.

7. Increased Interest Costs

a. Whenever the acquisition of a property results in the termination of an installment purchase contract, mortgage or other evidence of debt on the acquired property, thereby requiring the legal or equitable owner to enter into another installment purchase contract, mortgage or other evidence of debt on the property purchased for the same use as the acquired property, the owner shall be compensated for any increased interest and other debt service costs which he is required to pay in financing the acquisition of the replacement property.

b. Eligibility Requirements

(1) The acquired property must have been subject to an installment purchase contract or encumbered by a bona fide mortgage or other evidence of debt secured by the property which was a valid lien on the property for not less than 180 days prior to the initiation of negotiations for the acquisition of such property.

The date of the Notice of Intent to Acquire or Order to Vacate does not apply to this payment.
(2.) The new obligation must bear a higher rate of interest than the old obligation.

Property List

1838 Cecil B. Moore Avenue