City of Philadelphia

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

BILL NO. 120755

Introduced September 27, 2012

Councilmember Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Approving the seventh amendment of the redevelopment proposal for the Point Breeze East Urban Renewal Area, being the area generally bounded by the southerly side of Washington avenue on the north, the westerly side of Broad street on the east, the northerly side of Moore street on the south and the easterly side of Twenty-fifth street on the west, including the seventh amendment to the urban renewal plan and the second amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of forty-three (43) properties for residential, recreational and related reuses; 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 Point Breeze East Urban Renewal Area was approved by Ordinance of the Council on June 23, 1998, as last amended by Bill No. 051022, signed by the Mayor on January 24, 2006; and

WHEREAS, The Redevelopment Authority has prepared a seventh amendment of the redevelopment proposal for the Point Breeze Urban Renewal Area (hereinafter referred to as "Point Breeze"), including the detailed redevelopment area plan, the seventh amended urban renewal plan, the second amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for Point Breeze dated July 2012 (hereinafter collectively referred to as the “Seventh Amended Redevelopment Proposal”); and

WHEREAS, the Seventh Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of forty-three (43) properties for residential,

recreational 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 Seventh 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 Seventh 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 Seventh Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Point Breeze; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The seventh amendment of the Redevelopment Proposal dated July 2012 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the seventh amended urban renewal plan, the boundary description, the second 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 "Seventh Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Point Breeze Urban Renewal Area (hereinafter "Point Breeze"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Seventh Amended Redevelopment Proposal for Point Breeze:

a. Is in conformity with the redevelopment area plan for the Point Breeze 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 seventh 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 seventh amendment of the urban renewal plan.

SECTION 4. Council finds and declares that the second 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 Point Breeze, 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 Seventh Amended Redevelopment Proposal, including but not limited to:

a. Proceeding with minor changes in substantial conformity with the Seventh Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Point Breeze 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 Seventh 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 Seventh Amended Redevelopment Proposal, is not imminent with respect to Point Breeze, 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 Seventh Amended Redevelopment Proposal approved by this Ordinance.

POINT BREEZE REDEVELOPMENT AREA

POINT BREEZE URBAN RENEWAL AREA

SEVENTH AMENDED REDEVELOPMENT PROPOSAL

JULY 2012

URBAN RENEWAL PLAN FOR THE POINT BREEZE URBAN RENEWAL AREA

REDEVELOPMENT PROPOSAL, URBAN RENEWAL PLAN	APRIL	1998
FIRST AMENDED REDEVELOPMENT PROPOSAL FIRST AMENDED URBAN RENEWAL PLAN	FEBRUARY	1999
SECOND AMENDED REDEVELOPMENT PROPOSAL SECOND AMENDED URBAN RENEWAL PLAN	SEPTEMBER	2002
THIRD AMENDED REDEVELOPMENT PROPOSAL THIRD AMENDED URBAN RENEWAL PLAN	MAY	2003
FOURTH AMENDED REDEVELOPMENT PROPOSAL FOURTH AMENDED URBAN RENEWAL PLAN	OCTOBER	2003
FIFTH AMENDED REDEVELOPMENT PROPOSAL FIFTH AMENDED URBAN RENEWAL PLAN	MARCH	2004
SIXTH AMENDED REDEVELOPMENT PROPOSAL SIXTH AMENDED URBAN RENEWAL PLAN	FEBRUARY	2005
SEVENTH AMENDED REDEVELOPMENT PROPOSAL SEVENTH AMENDED URBAN RENEWAL PLAN	JULY	2012

POINT BREEZE
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POINT BREEZE REDEVELOPMENT AREA
POINT BREEZE URBAN RENEWAL AREA
SEVENTH AMENDED REDEVELOPMENT PROPOSAL
SEVENTH AMENDED URBAN RENEWAL PLAN

A. Description of Urban Renewal Area

The legal boundary of the Point Breeze Urban Renewal Area is defined in narrative form as "Exhibit A" to the Plan and is generally Washington Avenue on the north, S. Broad Street on the east, Moore Street on the south and S. 25th Street on the west. Further a Boundary and Activities Map is attached which clearly marks the Urban Renewal Area's perimeter. No specifically excluded areas exist within the perimeter boundary.

B. Statement of Development Objectives

The objective of the Point Breeze Urban Renewal Plan is the establishment of a generalized framework within which detailed land uses and development plans will evolve as planning and renewal activity progresses. The goals that are to be achieved through renewal are to:

Promote the rehabilitation of deteriorated sections and conservation of the more positive physical characteristics of the overall community, through public intervention;

Eliminate blight and undesirable land uses throughout the neighborhood, thereby creating opportunities for new construction;

Foster the productive reuse of abandoned lots and abandoned structures, especially in the more stable parts of the community; and

Encourage the rehabilitation/ full utilization of underutilized structures that are in deteriorated condition.

Enhance business expansion opportunities in non-residential sections of the community.

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

Urban renewal techniques to be employed will be determined primarily by the condition of the properties given priority for acquisition by the community, and equally by the same community's reuse priority based on the most immediate need. Variables such as minimal relocation will always be a consideration in acquisition, as will the incidence of vacant and vandalized structures.

Beyond acquisition, treatment by either clearance or rehabilitation is largely dependent upon feasibility studies to determine if the cost of rehabilitation is worth the product. Clearance will be used only as the alternative treatment, unless conditions such as alterable substandardness, the removal of blight, or the necessity to provide a public facility should

warrant the use of the latter treatment. Historical and architectural preservation will be respected as a necessary rehabilitation technique throughout the Urban Renewal Area, if required in isolated situations.

Lastly, housing rehabilitation and bond programs will be implemented in residential sections of the Urban Renewal Area for properties meeting the qualifications for such programs.

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 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 may be acquired by the Redevelopment Authority and resold to a public or quasi-public agency for treatment.

D. Land Disposition Supplement

These documents will be submitted individually and under separate cover as disposition parcels become available for sale or lease.

E. 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.

F. 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 twenty-five (25) years following approval of the Urban Renewal Plan by the Council of the City of Philadelphia.

G. 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 Point Breeze East Redevelopment Area, certified on March 5, 1998.

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 in compliance with the provisions of the Code of General Ordinances of the City of Philadelphia and will continue to be so.

H. 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"

POINT BREEZE URBAN RENEWAL AREA

NARRATIVE BOUNDARY LEGAL DESCRIPTION

POINT BREEZE
URBAN RENEWAL AREA

Boundary Description

ALL THOSE CERTAIN lots or pieces of ground located in the 36th Ward of the City of Philadelphia with the buildings and improvements thereon erected described as follows:

BEGINNING at a point of intersection of the Westerly side of S. Broad Street (113' wide) and the Southerly side of Washington Avenue (100' wide);

THENCE extending Southward along the Westerly side of S. Broad Street, crossing the beds of Alter Street (30' wide), Ellsworth Street (50' wide), Federal Street (50' wide), Wharton Street (50' wide), Reed Street (50' wide), Dickinson Street (50' wide), Tasker Street (50' wide), Morris Street (50' wide), and Castle Street (50' wide) to a point of intersection with the Northerly side of Moore Street;

THENCE extending Westward along the Northerly side of Moore Street (50' wide), crossing the bed of Rosewood Street (16' wide), S. 15th Street (50' wide), Hicks Street (30' wide), Mole Street (30' wide), S. 16th Street (50' wide),

THENCE extending Southward crossing the said Moore Street (50' wide) and extending along the Westerly side of S. 16th Street 150 feet to a point,

THENCE extending Westward on a line parallel with the said Moore Street 114 feet to a point on the Easterly side of Bancroft Street,

THENCE extending Northward along the said side of Bancroft Street 150 feet to a point,

THENCE continuing Northward recrossing the said Moore Street (50 feet wide) to a point on the Northerly side of the said Moore Street;

THENCE extending Westwardly along the said side of Moore Street, crossing Bancroft Street (30' wide), Chadwick Street (30' wide), S. 17th Street (50' wide), S. 18th Street (50' wide), S. 20th Street (50' wide), S. 21st Street (50' wide), S. 22nd Street (50' wide), S. 23rd Street (50' wide), Point Breeze Avenue (60' wide), S. 24th Street (50' wide), S. Ringgold Street (40' wide), and S. Taylor Street (40' wide) to a point of intersection with the Easterly side of S. 25th Street (100' wide);

THENCE extending Northward along the Easterly side of 25th Street, crossing the bed of Morris Street (50' wide) to a point on the Southerly side of said Tasker Street;

THENCE extending Eastward along the Southerly side of Tasker Street a distance of 85'- 0", more or less, to a point;

THENCE extending Northward along the Westerly side of a 4'-0" wide alley, crossing the bed of Tasker Street (50' wide) to a point on the Southerly side of Dickinson Street (50' wide);

THENCE extending Eastward along the Southerly side if Dickinson Street a distance of 15'- 0", more or less to a point;

THENCE extending Northward along the Westerly side of a 3'-0" wide alley, crossing the beds of said Dickinson Street and Reed Street (50' wide) to a point on the Northerly side of said Reed Street;

THENCE extending Westward along the Northerly side of Reed Street a distance of 100'-0", more or less, to a point of intersection with the Easterly side of S. 25th Street;

THENCE extending Northward along the easterly side of 25th Street, crossing the beds of Wharton Street (50' wide), Oakford Street (50' wide), Manton Street (50' wide), Federal Street (50' wide) and Ellsworth Street (50' wide) to a point of intersection with the Southerly side of Washington Avenue;

THENCE extending Eastward along the Southerly side of Washington Avenue, crossing the beds of S. 24th Street (50' wide), 23rd Street (50' wide), 22nd Street (50' wide), 21st Street (50' wide), 20th Street (50' wide), 19th Street (50' wide), 18th Street (50' wide), 17th Street (50' wide), 16th Street and 15th Street (50' wide), to a point of intersection with the Westerly side of S. Broad Street, being the first mentioned point and place of beginning.

EXHIBIT "B"

POINT BREEZE URBAN RENEWAL AREA

PROPERTY REHABILITATION STANDARDS

PROPERTY REHABILITATION STANDARDS

Residential Property Rehabilitation Standards

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical 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 an item is to be replaced in equal to new condition, but shall not necessarily be limited to replacement with identical materials. Prime consideration in replacement should be durability, lasting qualities and minimal maintenance. The finished work should match adjacent work in design, color, material and dimension wherever possible.

Kitchen Facilities

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

Mechanical equipment must exist in the form of a stove and range for cooking food and a refrigerator for the safe storage of food at a temperature less than 50 degrees F, but more than 32 degrees 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 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, water-proof, non-absorptive material.

Bath Facilities

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

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

Heating

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

Space for Laundry Facilities

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

Light

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

Accessory Structures

Decay and weather resistant materials or the application or 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 SF for the first bedroom plus 9 SF for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

EXHIBIT "C"

SUMMARY OF RELEVANT CITY REGULATIONS

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 Divisions 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

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).

C. 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 water-tight.

e. Shingle and siding joints shall be tight; worn, loose, or missing shingles or lengths of siding shall be replaced.

f. Cracked or spalling stucco shall be repaired.

g. Walls shall be cleaned of unsightly paint and painted signs unless specifically approved and any excessive accumulation of dirt.

h. All walls shall provide safe and adequate support for all loads upon them. Serious defects shall be corrected.

2. Materials

a. Where walls are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design (see B. 2.).

b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and other elements in exterior walls:

1) If the existing item is in such condition and of such design that repair for continued use is feasible and desirable, it shall be repaired with matching design and materials.

2) If the existing item is in such condition that replacement is necessary, it shall be of design, size, location, materials and finish to present a neat, orderly and well-kept appearance in harmony with the remainder of the building, with adjacent buildings and shall be approved by the Redevelopment Authority.

c. Where walls or storefronts are in such condition that substantial rebuilding is necessary or desirable, the design and selection of materials shall be approved by the Redevelopment Authority.

d. Existing windows may not be blocked up without the approval of the Redevelopment Authority. Windows which are functionally not desirable may be back-painted dark-gray, but all frames and sash must be maintained.

3. Projections

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

a. Projections

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

b. Fire Escapes

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

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

4. Roofs

a. All roofs and 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 rooftop construction and by the careful design and organization of all new rooftop materials and equipment.

b. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.

c. All visible metal work in such roofs except copper shall be painted or integrally colored.

d. Exterior television and cable material 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 or durable materials.

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

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

7. Rubbish and Debris

a. All rubbish, debris, rags, papers, discarded equipment, etc. shall be removed from the structure and property; however, building materials may be stored temporarily during rehabilitation of the property.

b. Provision must be made for sanitary storage of rubbish and trash between collections.

8. Ventilation

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

9. Outbuildings

Where permitted, new outbuildings shall be constructed of durable materials, and shall be designed to harmonize with the adjacent structures in form, material and detail. Existing outbuildings shall be adequately maintained to ensure good structural condition and where practicable and economically feasible, shall be brought into conformity with new construction standards.

10. Exterior Lighting

Exterior lighting may be used to light shop fronts, parking lots, doorways, stoops, loading areas, yards and drives, but shall be located and shielded to prevent glare on other properties. No flood

lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

11. Access and Egress

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

12. Interior Surfaces and Finishes

a. All interior walls and ceilings shall provide (a) a suitable base for protective finish, and (b) a waterproof hard surfaces in spaces subject to moisture.

b. Finished Floors: Floors finishes 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. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of this paragraph.

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

15. Stairs and Handrails

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

16. Foundation Walls

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

17. Basement or Cellar Floors

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

18. Plumbing

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

19. Rodent Guards

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

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

1. Health

a. Toilet facilities shall be accessible to the regular place of work of every employee. In this context "accessible" means in the same building and either on the same floor or on the next floor above or below the regular place of work of the employee. Area facilities are to meet the ADA requirements.

b. Washing facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.

c. Number of fixture units shall be required as stated by the City Codes.

2. Parking and Loading Requirements

a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide parking and loading spaces.

b. All parking and/or loading areas accommodating more than three cars shall be screened from adjacent residential or institutional uses.

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 or on the next floor above or below the regular place of work of the employee. Area facilities are to meet the ADA requirements.

b. Where both men and women are employed and there are normally more than seven (7) employees working in any time, separate toilet rooms shall be provided to 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 parking and loading spaces. Their design and construction must meet the ADA requirements.

b. All parking and/or loading areas shall be screened from adjacent residential or institutional uses by a 4 foot 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 green and red 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 the signs may be painted or attached to a window or a similar opening if it is completely contained within the frame of that opening.

2. The following additional regulation applies to commercial and industrial buildings.

a. When buildings are set back from the public right-of-way 25 feet or more an additional assign at entrances is permitted provided that sign(s) does not exceed ten square feet and does not project beyond the building line and is not constructed so as to be above 10 ft. in height.

EXHIBIT "D"

POINT BREEZE EAST REDEVELOPMENT AREA
POINT BREEZE URBAN RENEWAL AREA
RELOCATION STATEMENT AND PLAN

RELOCATION STATEMENT

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.

The proposed acquisition will not involve relocation activities.

A. Residential Relocation

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

B. Commercial Relocation

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

C. Institutional Relocation

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

RELOCATION PLAN

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

The objectives of this Relocation Plan are to assure that displaced families and individuals shall have the full opportunity to move into decent, safe and sanitary housing, that their displacement

and the displacement of any business concerns shall be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by law.

1. Residential

a. Determination of Relocation Needs

A Survey of each family and individual who's living accommodation is to be acquired will be conducted prior to actual relocation to determine funding relocation needs. As soon as possible after approval of the appropriate contract, the relocation staff will conduct a 100 percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low and moderate income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems are determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance which site occupants require, and deliver to the site occupant's informational material which explains the relocation service which will be available.

b. Relocation Standards (Physical, Occupancy, and Ability-To-Pay)

1) Physical Standards

a. In certifying that 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 Displacee's Ability to Pay for Housing

The Relocation Department makes determination with respect to ability to pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent which families and individuals can pay are estimated using family size and total income as guides. Gross rent income ratios of 25 to 30 percent are used for families and individuals as standards for determining gross rent-paying ability. These ratios vary according to family size and composition and family income.

For determination relating to ability-to-purchase housing income, assets and debts are evaluated in relation to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel and reserves for repairs, maintenance, and replacement) , and the ability of the family to secure mortgages financing). As a general rule, the ratio (between annual income and purchase price) is about 2-1/4 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing must be within the occupant's ability to pay.

4) Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

c. Temporary Relocation

The Authority does not anticipate the need for temporary relocation; however, site occupants will be temporarily relocated whenever it is necessary to alleviate hardship for the site occupant and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility which is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

The duration and extent of all temporary housing will be kept at a minimum. The temporary relocation will in no way diminish the responsibility of the Relocation Department in obtaining permanent housing for the site occupants.

d. Relocation Assistance for Families and Individuals

1) The Redevelopment Authority's Relocation Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

   Informational Statements will be distributed to all site occupants setting forth:

   a) The purpose of the Relocation Program and the assistance available through the Relocation Department.

   b) The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means.

   c) The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.

   d) That site occupants should apply for public housing, if eligible, and cooperate with the Relocation Department in seeking their own standard, private rehousing accommodations when possible and notifying the office prior to moving.

   e) The standards for decent, safe, and sanitary housing.

   f) Eviction Policy

   g) Availability of Relocation Payments and that details are obtainable at the relocation office.

   h) Address and hours of the relocation office.

2) Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private-rental units and to the Philadelphia Housing Authority for

public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making application for public housing and any other low and moderate income housing assistance available.

The Philadelphia Housing Authority informs the Relocation Department of the disposition of each referral, and those rejected for public housing and other low and moderate housing assistance are then offered referral assistance in obtaining private-rental housing.

Site occupants unable to obtain public housing or other low and moderate income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Relocation Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individuals during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3) All housing to which displacees are referred, other than public housing and housing approved for FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent date 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 relocate 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 location preference of business firms will be secured and efforts made to discover and prevent any special problems which could hinder the orderly relocation of business establishments from the project area.

b. Relocation Assistance For Business Concerns and Non Profit Organizations

1) The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned businessmen in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.

2) A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of the Authority.

3) The Relocation Department maintains close contacts with real estate agents. Agents send in listing of commercial and industrial buildings available for rent or sale. Arrangements shall include provisions for listings which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms which must relocate.

4) Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

c. Relocation Resources

The primary resources available to displaced "persons" are the relocation benefits and services mandated by the Eminent Domain Code as amended of the Commonwealth of Pennsylvania. The Redevelopment Authority of the City of Philadelphia, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Relocation Department will obtain the assistance of professional industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping businesses will be sought for their professional expertise not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

Philadelphia Industrial Development Authority (P.I.D.C.)
Philadelphia Citywide Development Corporation (P.C.D.C.)
Small Business Administration
City of Philadelphia, Department of Commerce
Reading Company and its consultants

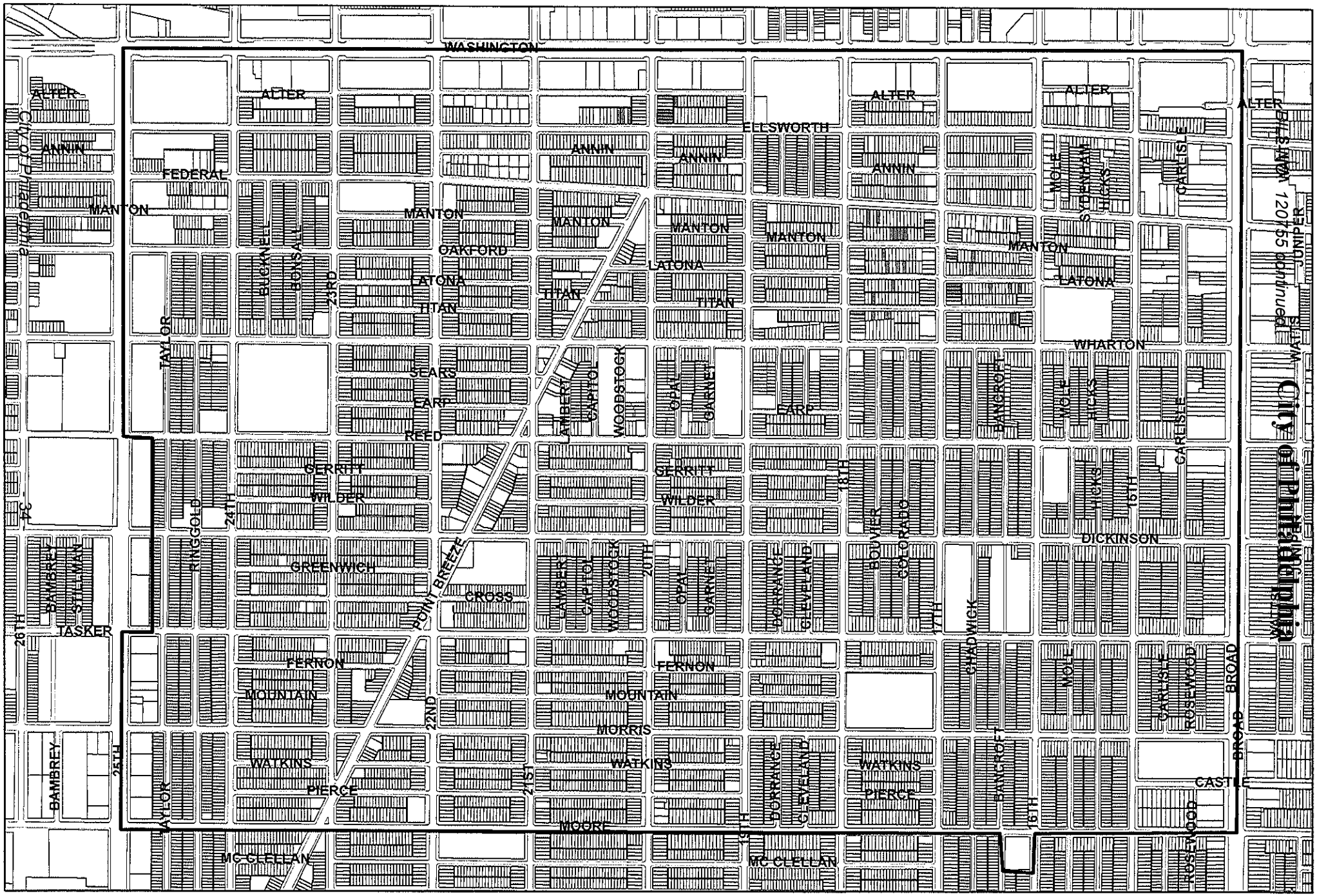
E. Relocation Benefits & Services

Relocation benefits will be provided in accordance with Article VI A of the Pennsylvania Eminent Domain Code, as amended, and the Regulations Promulgated.

EXHIBIT "E"
Proposed Properties To Be Acquired

#	House #	Street Name	Type	Occupancy
1	1932	Alter Street	Lot	Vacant
2	2003	Ellsworth Street	Lot	Vacant
3	2007	Ellsworth Street	Lot	Vacant
4	2009	Ellsworth Street	Lot	Vacant
5	1728	Federal Street	Lot	Vacant
6	1734	Federal Street	Lot	Vacant
7	1606	Latona Street	Lot	Vacant
8	1612	Latona Street	Structure	Vacant
9	1624	Latona Street	Structure	Vacant
10	1637	Latona Street	Lot	Vacant
11	1716	Latona Street	Lot	Vacant
12	1719	Latona Street	Lot	Vacant
13	1723	Latona Street	Lot	Vacant
14	1729	Latona Street	Lot	Vacant
15	1628	Manton Street	Structure	Vacant
16	1713	Manton Street	Lot	Vacant
17	1715	Manton Street	Lot	Vacant
18	1717	Manton Street	Lot	Vacant
19	1719	Manton Street	Lot	Vacant
20	1721	Manton Street	Lot	Vacant
21	1730	Manton Street	Lot	Vacant
22	1204	S. 17th Street	Lot	Vacant
23	1212	S. 17th Street	Lot	Vacant
24	1225	S. 17th Street	Lot	Vacant
25	1231	S. 17th Street	Lot	Vacant
26	1233	S. 17th Street	Lot	Vacant
27	1235	S. 17th Street	Lot	Vacant
28	1237	S. 17th Street	Lot	Vacant
29	1241	S. 18th Street	Lot	Vacant
30	1117	S. 20th Street	Lot	Vacant
31	1125	S. 20th Street	Structure	Vacant
32	1127	S. 20th Street	Lot	Vacant
33	1129	S. 20th Street	Lot	Vacant
34	1131	S. 20th Street	Lot	Vacant
35	1610	Titan Street	Lot	Vacant
36	1612	Titan Street	Lot	Vacant
37	1718	Titan Street	Lot	Vacant
38	1720	Titan Street	Structure	Vacant
39	1727	Titan Street	Structure	Vacant
40	1728	Titan Street	Structure	Vacant

#	House #	Street Name	Type	Occupancy
41	2422	Federal Street	Lot	Vacant
42	2123	Fernon Street	Lot	Vacant
43	1913	Wilder Street	Lot	Vacant



Point Breeze Urban Renewal Area
Seventh Amended Redevelopment Proposal
Boundary & Activities Map - July 2012

N

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