

CITY OF PHOENIX, ARIZONA

GENERAL URBAN REDEVELOPMENT

PLAN

BOOKER T. WASHINGTON NEIGHBORHOOD DEVELOPMENT PROGRAM

PROJECT NO. ARIZ A-4

PHOENIX, ARIZONA

JANUARY 23, 1973

REDEVELOPMENT AGENCY OF THE

CITY OF PHOENIX, ARIZONA

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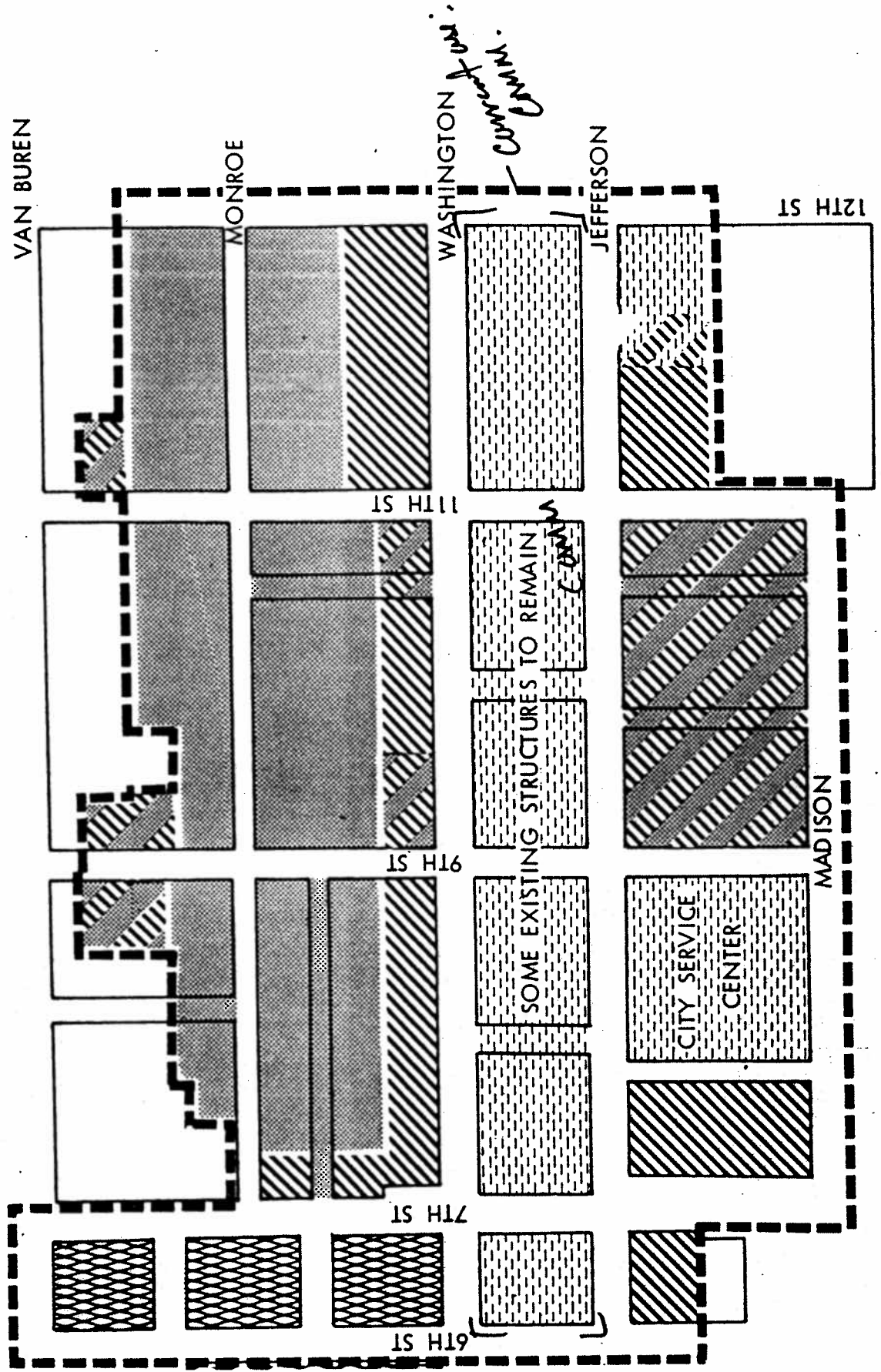
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BOOKER T. WASHINGTON NEIGHBORHOOD DEVELOPMENT PLAN

-  RESIDENTIAL
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-  VISITOR ORIENTED COMMERCIAL CULTURAL CENTER
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-  RESIDENTIAL OR GENERAL COMMERCIAL
-  GENERAL COMMERCIAL OR PUBLIC AND QUASI-PUBLIC



GENERAL LAND USE PLAN

A. Description of NDP Urban Redevelopment Area

The following description generally traces the perimeter boundary of the renewal area and is shown on the "General Land Use" map, Section G., Exhibit 1: in the City of Phoenix and the State of Arizona: commencing at the intersection of the North Line of Van Buren Street and the West Line of Sixth Street; thence East along said North Line of Van Buren Street to East Line of Seventh Street; thence South along said East Line of Seventh Street to the North Line of Monroe Street; thence East along said North Line of Monroe Street for a distance of 250 feet; thence North 107 feet; thence East 100 feet; thence North 40 feet; thence East, across Eighth Street, 349.93 feet; thence North 233.06 feet; thence East 250 feet to the East Line of Ninth Street; thence South along said East Line of Ninth Street for a distance of 30 feet; thence East 114.97 feet; thence South 110 feet; thence East 35.03 feet; thence South 100 feet; thence East 200 feet; thence North 100 feet; thence East 524.12 feet to the West Line of Eleventh Street; thence North along said West Line of Eleventh Street 99.43 feet; thence East 175 feet; thence South 89.43 feet to the North Line of the alley between Van Buren and Monroe Streets; thence East along said North Line of the alley to the East Line at Twelfth Street (the northern boundary line is now delineated). South along said East Line of Twelfth Street to the South Line of the alley between Jefferson Street and Madison Street (the eastern boundary line is now delineated); thence West along the South Line of the alley between Jefferson Street and Madison Street to the East Line of Eleventh Street; thence South along said East Line of Eleventh Street to the South Line of Madison Street extended; thence West along said South Line of Madison Street to the West Line of Seventh Street which is 250 feet East of the East Line of 6th Street; thence North along said West Line of Seventh Street to the South Line of the alley (if extended) between Madison Street and Jefferson Street; thence West along said South Line of alley to the West Line of Sixth Street (the southern boundary is now delineated); thence North along said West Line of Sixth Street to the North Line of Van Buren Street, the point of beginning (the western boundary is now delineated.)

B. Urban Redevelopment Plan Objectives and Types of Proposed Redevelopment Actions

The implementation of the NDP will be phased so as to minimize the disruption of people. Acquisition, building demolition and new construction will be coordinated so as to bring about the least amount of temporary displacement possible, consistent with the obtaining of program objectives.

Every effort will be made to provide new housing and business locations in the neighborhood for residents and businesses wishing to remain, before the buildings they are presently occupying are removed. The Redevelopment Agency will see that temporary relocation housing at rents that people can afford, will be provided when necessary.

1. Plan Objectives

To assure that the NDP is a successful venture, several basic changes are to occur in the project area. These changes are fundamental requisites for creation of a safe and stimulating environment for people.

the project area land to economic and humanitarian use and new construction.

- Objectives*
- b. The elimination of environmental deficiencies, including among others small and irregular lot subdivision, incompatible land uses, inadequate street layout, over-crowding of the land, and where practicable, unsightly overhead utility lines.
 - c. Provision of land for public facilities, including parks, government facilities, community centers, fire stations and others.
 - d. Achievement of changes in land use, through development of coordinated and compact clusters of uses for housing, government facilities, commercial establishments, community centers, parks, and humanitarian uses.
 - e. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by an improved street system and improved public utilities.
 - f. Achievement of an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
 - g. The provision of a sufficient number of low and moderate income housing units on land to be disposed of for residential purposes for residents of the area who wish to remain.
 - h. The disposition of a sufficient number of land parcels in appropriate size and price so that individual residents and businesses can buy them and construct residences and businesses thereon, including individual residential lots.
 - i. To the greatest extent possible, owner participation will be used in preference to Redevelopment Agency acquisition and disposition.

2. Proposed Redevelopment Actions

The Redevelopment Agency will take the necessary actions to see that the objectives of this General Plan are attained, including but not limited to the following redevelopment activities.

- a. A continuing thorough examination of existing conditions within the project area, and of the needs and desires of current area residents shall be carried out.
- b. Existing structures capable of rehabilitation and compatible with the land use plan shall be improved to at least minimum standards.
- c. A program of preservation and rehabilitation shall be carried out for buildings designated as having historic, architectural or cultural merit.

- d. Residents of substandard structures for which rehabilitation is not feasible will be relocated into standard housing in areas of their choice. New housing will be provided in the redevelopment area at prices and rents that area residents can afford.
- e. Residents of standard structures who are displaced as a result of the NDP will be provided similar relocation assistance, as stated in the preceding subparagraph.
- f. Clearance of structures that are substandard, incompatible with the land use objectives or necessary for parcelization and redevelopment.
- g. Land shall be redeveloped according to this plan either through owner participation, or through agency acquisition and disposition. Preference will be given to owner participation.
- h. As required, housing shall be provided for people of low and moderate incomes who wish to remain in the area through the utilization of subsidized housing programs such as but not limited to Section 235, Section 236, Section 23 leased and conventional public housing.
- i. Public improvements shall be removed and/or installed.
- j. Zoning and other regulative devices shall be brought into conformance with the plan as it is implemented.
- k. As required, programs available to assist businesses wishing to remain in the area will be utilized. The assistance of the Small Business Administration and other agencies and organizations that can be of assistance to businesses will be requested. Every effort will be made to provide business locations in the area at prices and rents that area businesses can afford.

C. General Land Use Plan

1. General Land Use Plan

The General Land Use Plan, attached in Section G., Exhibit 1, indicates the type and location of predominant land uses to be permitted in the project area and major circulation routes. The plan includes four basic categories of land use. There are certain areas in the plan where more than one land use category is shown. These areas may be developed according to either or both of the two indicated uses. However, land use compatibility will be properly maintained in the event a mixed use is decided on.

2. Predominant Land Use Provisions

In addition to the applicable local codes and ordinances that are currently in effect, the development or redevelopment of land in this redevelopment area shall be subject to the guidelines set forth herein. Where any conflict may arise the more restrictive shall apply. These guidelines will be translated into more definitive criteria including specific land use controls and building requirements such as bulk, height, coverage, and parking requirements through disposition supplements which will be made a part of this General Plan when land is disposed of for redevelopment. As shown on the General Land Use Plan, the following predominant land uses, together

with accessory uses customarily appurtenant thereto, and utility and public safety facilities shall be permitted in the project area. The plan does not contemplate any industrial uses within the NDP area.

a. Residential

Residential land uses will have a density range from approximately 5 to 30 dwelling units per acre. The specific location of the various densities will be determined following good planning principles and land acquisition and dwelling relocation requirements.

As provided in Section E. 12 Citizen Participation, the PAC will have the opportunity to review and recommend the location of specific residential densities.

A continuing analysis of project area resident needs and Economic Market Analysis Studies will further define permitted building types and densities.

(1) Building Types

(a) Apartments, townhouses, patio houses, multi-family, single family detached houses, and semi-detached houses.

(b) Churches, schools, and some businesses and services subject to approval of site location and redevelopment plans by the REDEVELOPMENT AGENCY.

b. General Commercial

The commercial district is intended to range from neighborhood convenience shopping to larger commercial activities serving a larger segment of the population than the average neighborhood. Many of the businesses located in this district will be owned or operated by local residents. The specific location of permitted commercial uses will be guided by compatibility with adjacent residential and quasi public areas. The location of permitted commercial uses will consider the need for a transition from the heavier business uses to lighter business uses adjoining residential areas. The combination of a home with a business is permitted in this land use district.

(1) Uses permitted, but not limited to:

- (a) Department, furniture, food, appliance, hardware stores, laundry, barber and beauty shops, photographic studios.
- (b) Jewelry, paint, wearing apparel and speciality type stores.
- (c) Business and professional offices
- (d) Restaurants, bars, cocktail lounges.
- (e) Amusement establishments, bowling alleys.
- (f) Auto accessory
- (g) Funeral parlors

- (h) Greenhouses, retail
 - (i) Machinery sales
 - (j) Building material sales
 - (k) Storage, warehousing and wholesale establishments
 - (l) Combination homes and businesses
- c. Cultural and visitor oriented commercial

This commercial district is quite unique. It is the intent of this district to provide an economically feasible base for structures of cultural, historical or architectural significance. For the most part, uses will be supportive of the Phoenix Civic Plaza and include office or light retail types oriented to the shopping, and sight-seeing patterns of tourists. A few more intense commercial activities, such as, but not limited to, restaurants, hotels, or a trade center, may be located in the district as well.

d. Public and quasi public

Public and quasi-public uses include, but are not limited to existing churches, schools, community service centers, and City service center.

The area from 6th Street to 12th Street between Washington Street and Jefferson Street is to provide a passive recreation facility offering as a key neighborhood improvement both the open space and the environmental character so necessary in the project area. Some existing sound structures including business, residential, public and quasi-public uses will be incorporated into the park area. Permitted reuses will be predominantly, but not exclusively limited to park activities.

3. Planning criteria and standards for development

The following requirements suggest concerns which have been expressed by those involved in the formation of this General Plan.

a. Residential

- (1) All residential development will be subject to site plan and design review control. All site plans and designs will be provided to the PAC for review and recommendation.
- (2) Subject to review and recommendation by the PAC of site and design plans, and approval by the REDEVELOPMENT AGENCY, a few neighborhood retail uses may be permitted within residential areas. Approval would be granted only if the proposed commercial use would function as a convenience to the nearby residents, if it would not have adverse effects on the adjoining residential uses, and if it would not be provided in concentrations of sufficient size to attract a substantial number of customers from outside of the immediate residential neighborhood.

- (3) Maximum height allowed will be no more than four stories; in some areas, this may be reduced to a maximum of two stories.
- (4) Streets and public land use will be well landscaped.
- (5) All off street parking requirements shall conform to the standards outlined below:
 - (a) Single-family dwellings, boarding houses, dormitories, and fraternity and sorority houses, at least one (1) parking space for each dwelling unit or rooming unit and at least one (1) parking space for each two (2) guest rooms.
 - (b) Multi-family residences, at least one and three-tenths (1.3) parking space for each one-bedroom dwelling unit or efficiency apartment; at least one and five-tenths (1.5) parking space for each two-bedroom dwelling unit; and at least two (2) parking spaces for each dwelling unit containing more than two bedrooms.

b. Commercial

- (1) All commercial development shall be subject to site plan and design review and control. All site plans and designs will be provided to the PAC for review and recommendation. In addition to allowing flexibility to the developer, this procedure shall allow for better integration of old and new facilities into recognizable districts. The commercial district is intended to develop as a separate, but integrated center, complementing the residential neighborhood. In general, commercial uses shall become more neighborhood oriented as the development extends from Madison Street towards the northern project boundary.
- (2) All commercial redevelopment will be landscaped.
- (3) A low profile will be sought; maximum height allowed should be four stories, except perhaps in the area between 6th and 7th Streets.
- (4) All off street parking requirements shall conform to the standards outlined below:

Service stations; parking space for two (2) vehicles for each service bay in the station. Pump islands shall not be considered as service bays. Standing areas at pump islands and interior circulation areas shall not be counted as parking spaces.

Restaurants, bars, taverns, night clubs and all other similar dining and/or drinking establishments, parking area of at least one (1) space for each fifty (50) square feet of floor area (exclusive of kitchen, rest rooms, and storage, etc.).

Motels, tourist courts, tourist homes, mobile home parks and travel trailer parks: one (1) parking space for each dwelling unit, rooming unit or guest room, and one (1) parking space for each mobile home space or travel trailer space in a mobile home park or a travel trailer park.

Hotels; one (1) parking space for each dwelling unit or rooming unit and one (1) parking space for each two (2) guest rooms.

Medical Service Facilities:

- a. Hospitals; parking space for one (1) vehicle for each three (3) patient beds, plus at least one (1) parking space for each resident doctor, plus at least one (1) additional parking space for each three (3) employees, including nurses not domiciled on the property.
- b. Nursing homes and sheltered care homes; parking space for one (1) vehicle for each five (5) patient beds, plus at least one (1) parking space for each three (3) employees.

Doctors' offices, dentists' offices, medical clinics, medical centers; one (1) parking space for each two hundred (200) square feet of gross floor area between exterior walls.

Office buildings, retail establishments, commercial buildings and any commercial establishment not specified herein; one (1) parking space for each three hundred (300) square feet of floor area.

Wholesale, manufacturing and industrial plants, and all other structure devoted to similar mercantile or industrial pursuits including but not limited to warehouses and storage buildings and yards, public utility buildings, contractor equipment and lumber yards, business service establishments, such as blue printing, printing and engraving, soft drink bottling establishments and fabricating plants, at least one (1) parking space for each three (3) employees.

Places of public assembly, including but not limited to private clubs, lodges and fraternal buildings, not providing overnight accommodations, assembly halls, exhibition halls, convention halls, auditoriums, skating rinks, dance halls, bowling alleys, theaters, sports arenas, stadiums, gymnasiums, amusement parks, racetracks, fairgrounds, funeral homes, community centers, at least one (1) parking space for each four (4) seats provided for patron use and at least one (1) parking space for each sixty (60) square feet of floor area used for public assembly but not containing seats.

c. Public and quasi public

- (1) In the area from 6th Street to 12th Street, between Washington and Jefferson Street the predominant but not exclusive land reuse will be for park purposes.
- (2) To the greatest extent possible, traffic generated by the City Service Center will be concentrated on Madison and Jackson Streets. Vehicular parking in the MDP, generated by or incidental to the City Service Center will be confined to the site of the City Service Center.

- (3) Landscaping will buffer the City Service Center from adjacent neighborhood activities.
- (4) All off street parking for public and quasi public use facilities shall conform to the standards outlined below:

Churches; at least one (1) parking space for each five (5) seats or one (1) parking space for each ninety (90) lineal inches of pew space.

Schools, including academies, colleges, universities, elementary schools, junior high schools, high schools, prep schools and all other similar institutions of learning, at least one (1) parking space for each three (3) employees including administrators, teachers, and building maintenance personnel, and at least one (1) parking space for each five (5) high school, college or university students, predicated upon the designed capacity of the physical plant.

Libraries; at least one (1) parking space for each one hundred ninety (190) square feet of gross floor area and one (1) parking space for each three (3) employees.

d. Off-street loading requirements

In the use of land for residential, commercial, industrial, or any other purpose, no residential, commercial, industrial or any other building or structure shall be erected unless provision is made for the location on the lot of off-street loading space on the basis of the following minimum requirements:

Every hotel, office building, restaurant, department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishment, and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

<u>SQUARE FEET OF AGGREGATE GROSS FLOOR AREA DEVOTED TO SUCH USE</u>	<u>REQUIRED NO. OF BERTHS</u>
25,000 sq. ft. up to and including 40,000 sq. ft.	1 (10'x30')
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5
320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	1 Add'l.

The off-street loading facilities required shall in all cases be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements of this ordinance.

e. Street right-of-way

The General Land Use Plan indicates the possible closure of certain streets in favor of a land use pattern. This consideration will remain flexible subject to site plan reviews and the needs for public utility easements. As provided in Section E. 12, Citizen Participation, the PAC will have the opportunity to review and recommend regarding the closures. Possible street closures include, but are not limited to:

- (1) Adams Street, 7th to 9th Street
- (2) 8th Street from Monroe to northern project boundary
- (3) 10th Place, Washington to Monroe, and Madison to Jefferson
- (4) 10th Street, Madison to Washington
- (5) 8th Street, Jefferson to Washington
- (6) 10th Street, Monroe to northern project boundary

f. Variances

Where undue hardships, practical difficulties, or consequences inconsistent with the general purpose of this General Plan result from the literal interpretation and enforcement of the land use provisions and building requirements imposed by this General Plan, the REDEVELOPMENT AGENCY, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts pertaining thereto, and upon its own further investigation, may grant variances under such conditions and safeguards as it may determine, consistent with the general purposes and intent of this General Plan, provided that in no instance will any adjustments be granted that will change the land uses of the General Plan. Other basic requirements of the General Plan shall not be eliminated, but adjustments thereof may be permitted provided such adjustments are consistent with the general purpose and intent of this General Plan. All requests for variances will be forwarded to the PAC for its review and recommendation prior to action by the REDEVELOPMENT AGENCY. The REDEVELOPMENT AGENCY may assign the function of hearing and deciding on variances to an existing City board, or to a new board which it may create.

g. Duration and effective date of plan controls

The provisions and requirements of this General Plan shall be covenants running with the land for a period of forty years. The effective date of the planned controls shall be the date of original adoption of this General Plan by the City Council of the City of Phoenix.

D. Urban Redevelopment techniques to be used to achieve plan objectives

1. Rehabilitation

- a. Any property which is not required for public improvements and which conforms or can be made to conform to the uses, rehabilitation standard and other applicable controls of this General Plan in such a manner as to meet the objectives of the General Plan,

shall be rehabilitated by the owner, if he is willing and able to carry out such rehabilitation. If the owner is unwilling or unable to so rehabilitate the property, the REDEVELOPMENT AGENCY may acquire and either clear or rehabilitate the property, or acquire the property and sell it subject to rehabilitation by the buyer.

- b. Rehabilitation standards for use in the project area will be developed and added to this plan as Section G, Exhibit 4, before any rehabilitation begins. The standards shall be based upon, but not limited to:

- (1) FHA's Minimum Property Standards for Urban Renewal Rehabilitation.
- (2) City of Phoenix Construction and Residential Safety Code.

2. Acquisition and clearance

All properties within the project boundary are subject to acquisition. Those properties to be acquired will be acquired and cleared for any one of the following reasons:

- a. The building is structurally substandard to a degree requiring clearance.
- b. To eliminate an environmental deficiency, such as incompatible land use, small and irregular lot subdivision, inadequate street layout, and over-crowding of the land.
- c. Land is needed for public facilities including rights-of-way, community service centers, parks, or job training facilities.
- d. To eliminate uses which are incompatible with surrounding land uses designated by the plan.
- e. To remove impediments to land disposition and development through assembly of land into parcels of reasonable size and shape.

3. Disposition Supplements

Land disposition supplements will be prepared as close to disposition as possible. All disposition supplements will be prepared by the REDEVELOPMENT AGENCY staff and referred to the PAC for review and recommendation prior to adoption by the REDEVELOPMENT AGENCY.

a. Redevelopers obligations

The Redevelopers shall begin and complete the development of the land for the uses required by this plan and the construction of improvements within a reasonable period of time to be provided for in said disposition contract between the REDEVELOPMENT AGENCY and the redeveloper.

b. Design objectives and approval

The redeveloper will be required to meet certain design objectives enumerated in Section G, Exhibit 5, in order that sound and attractive development will be achieved which will serve to insure that the new development is properly integrated into adjoining areas.

The redeveloper shall submit to the REDEVELOPMENT AGENCY sufficient materials to explain and illustrate the nature and design of the proposed development. These materials might be in the form of illustrative site plans, elevations, landscape plans, floor plans or any other materials the REDEVELOPMENT AGENCY deems appropriate. It is expressly understood that approval of any plans by the REDEVELOPMENT AGENCY applies to any and all features shown thereon, and that any subsequent additions, deletions or other modifications thereof are required to be resubmitted by the redeveloper to the REDEVELOPMENT AGENCY for approval before actual construction can begin. The REDEVELOPMENT AGENCY may authorize the City Manager to approve modifications to the approved plans.

4. Zoning

Although zoning is not typically classified as an urban redevelopment technique, it is a legal device which must be considered in any redevelopment program. Once the General Land Use Plan is adopted and the pattern of development begins to become established, an appropriate form of land use control must be established. The controls will include disposition supplements, and proper zoning controlling land reuse:

- a. To reinforce the development incentives offered by the program, and
- b. To protect sound and new development from encroachment by incompatible land uses.

3. Other provisions necessary to meet state and local requirements

1. A statement of the boundaries of the redevelopment project area.
(Section A - Description of NDP Urban Redevelopment Area)
2. A map showing the existing uses and conditions of the real property therein.
(Section G, Exhibit 2 - Existing Land Use Map and Section G, Exhibit 3, Structural Conditions Map)
3. A land use plan showing proposed uses of the area.
(Section G, Exhibit 1, General Land Use Plan)
4. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment.
(Section C, General Land Use Plan, shows general standards of population densities (dwelling units per acre) in the area after redevelopment. Applicable local codes and ordinances serve as standards for land coverage and building intensities, however definitive controls will be incorporated into disposition supplements.
5. A statement of the proposed changes, if any, in zoning ordinance or maps, street layouts, street levels or grades, building codes and ordinances.

Certain streets, as outlined in Section C, General Land Use Plan, Street right-of-way, may be closed in favor of a land use pattern. This consideration will remain flexible subject to site plan reviews and needs for public utility easements. Zoning will be changed to become consistent with the General Land Use Plan. Street levels or grades will not be changed. Careful attention must be given to drainage and flooding problems. Property Rehabilitation Standards (PRS) will be developed to supplement existing codes and ordinances.

6. A statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.

A minimum number of site improvements and additional public utilities will be required to support the new land uses after redevelopment. The project area was a part of the Booker T. Washington Street Improvement District at which time most of the streets and utilities were upgraded to a standard acceptable for the planned reuse. Additional utilities and site improvements will be limited to those necessary to correct minor deficiencies.

7. A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers.

Property will be acquired in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All properties to be acquired will be appraised by two qualified independent fee appraisers using accepted appraisal techniques. The property owner will be offered a purchase price of fair market value based upon the two appraisals. If after a reasonable period of time the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

The estimated cost of acquiring and preparing the land for redevelopment is \$6,994,000. The estimated proceeds from disposal of the properties is \$3,497,000.

8. A statement of the proposed method of financing the redevelopment project.

The REDEVELOPMENT AGENCY will provide financing for this project as specifically outlined in the Loan and Grant Contract, as subsequently amended by and between the REDEVELOPMENT AGENCY and the Federal Government.

9. A statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project.

Families, individuals and businesses requiring relocation will be relocated in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. A General Relocation Plan has been developed that outlines a feasible method of relocating families, Section G, Exhibit 6.

New housing will be constructed in the project area so that families wishing to remain will be able to do so. Utilization of a number of subsidized housing programs will be undertaken to provide a sufficient number of housing units for those low and moderate income families that wish to remain.

Temporary housing which is decent, safe and sanitary and within the financial means of the family or individual will be provided if necessary.

Prior to a temporary move, the REDEVELOPMENT AGENCY shall provide written assurance to each family and individual that:

- (1) Replacement housing meeting HUD-approved standards will be available at the earliest possible time but in any event no later than 12 months from the date of the temporary move, unless HUD has approved a longer period.

- (2) Replacement housing will be made available, on a priority basis, to the individual or family who has been temporarily rehoused.
- (3) The move to temporary rehousing will not affect a claimant's eligibility for a replacement housing payment nor deprive him of the same choice of replacement housing units that would have been made.
- (4) Since the project plan anticipates moves back into replacement housing accommodations in the project area, the individual or family who has been temporarily displaced will be given priority opportunity to obtain such housing accommodations.
- (5) Temporary housing will, to the greatest extent possible, be within the NDP area, or as geographically close to the NDP as possible.

10. Property owner and resident preference rules

Property owners, residents, businesses and non-profit corporations of the project area shall be given first priority to acquire property in the redevelopment area at fair market value as determined by the Redevelopment Agency based upon two independent re-use appraisals performed by competent appraisers. A property owner, resident or business in the area shall have 90 days from the date that the proposed sale is announced to submit his written offer of purchase at said fair market value.

Where more than one person or business entitled to priority (hereafter called "a priority claimant") makes an offer to purchase a reuse parcel, then the determination as to which of the priority claimants will be given first priority will be determined by the REDEVELOPMENT AGENCY, after P.C. review and recommendation. The decision between priority claimants shall be made on a fair and equitable basis, with prime consideration given to the following factors, which are not listed in order of importance:

- (1) The length of residence or ownership or business location in the NDP.
- (2) Whether the reuse parcel is located adjacent to land already owned by the priority claimant, where the reuse parcel would be reasonably necessary for present or prospective use in connection with the adjacent property.
- (3) Whether the use or uses to which the reuse parcel is to be placed is comparable with a use that the priority claimant had in the NDP area prior to redevelopment.
- (4) Whether the priority claimant intends to make a humanitarian or non-profit use of the reuse property.
- (5) Whether the priority claimant has been displaced by the redevelopment within the NDP.
- (6) Whether the priority claimant has already purchased other reuse parcels within the NDP area.
- (7) The benefit to the neighborhood of the proposed use that the priority claimant intends to make of the reuse parcel.

Property owners, residents, business owners or operators, and non-profit corporations in the NDP area on the day of adoption of the General Urban Redevelopment Plan shall be priority claimants.

11. Owner participation

All property within the project area will be required to conform to the General Urban Redevelopment Plan. The owners of those properties which may and/or could be continued on their present sites or in their present use must be offered Owner Participation Agreements in order to subject their properties to the controls and restrictions of the General Plan.

Upon request, property owners will be provided with a letter tentatively explaining how their property might be affected. Upon completion of the Structural Conditions Survey of all buildings, and adoption of the General Urban Redevelopment Plan all property owners will be given tentative information as to what is likely to happen to their property, including the likelihood of an Owner Participation Agreement.

Property owners in the NDP area will be continuously informed regarding the relationship of their property to the NDP.

Owner Participation Agreements will be prepared by the REDEVELOPMENT AGENCY staff and referred to the PAC for review and recommendation prior to approval by the REDEVELOPMENT AGENCY and the property owner. The Owner Participation Agreements will be drawn to insure:

- (a) That the property shall be used for uses permitted by the plan.
- (b) That the construction of any improvements that may be required will begin within a reasonable period of time provided for in the agreement.
- (c) That the Design Objectives enumerated in Section G, Exhibit 5, will be met.
- (d) That if rehabilitation is required that the Property Rehabilitation Standards will be met.

Property owners within the Project Area shall have 120 days from the date of offer of such an agreement by the REDEVELOPMENT AGENCY to execute the agreement. The Owner Participation Agreement will provide a minimum of 120 days after execution to commence the work required to be done by the owner. These time limits may be extended through the variance procedure outlined in Section 3, C, f. If the owner fails to execute the agreement, or after the execution of such an agreement fails to participate in the redevelopment as therein agreed within the time specified, he shall forfeit any and all rights to have his property participate in the General Plan, and his property may be acquired by the REDEVELOPMENT AGENCY for redevelopment in accordance with the General Plan.

12. Citizen participation

During the life of the NDP there shall be a Project Area Committee (PAC) made up of elected representatives having an interest in the NDP area either through the ownership of property in the area, through the operation of a business or non-profit organization in the area, or because they reside

in the area. The PAC will be an advisory body to City Council. The City Council, as the REDEVELOPMENT AGENCY is responsible for the successful implementation and administration of the NDP. The City Council is responsible for the hiring of an administrative staff to see that the program is carried out.

As mentioned before, PAC is an advisory body to the City Council (REDEVELOPMENT AGENCY). The PAC is not intended to be an administrative body. It is not charged with the responsibility to see that the NDP is properly administered. However, the PAC must be involved in the process of setting redevelopment goals, and in the development of programs to achieve those goals. The PAC is charged with the responsibility to see that the wishes of the neighborhood are clearly articulated to the REDEVELOPMENT AGENCY. The PAC may initiate its own recommendations to the City Council, and may meet from time to time on a schedule established by the PAC.

With the basic premise understood that the PAC is to review and recommend programs to achieve the General Urban Redevelopment Plan, listed below are some of the activities where PAC will review and recommend programs.

The list is not necessarily an exhaustive one, but rather it is included for illustrative purposes.

1. Land acquisition program
2. Rehabilitation program
3. Relocation program
4. Project improvement program
5. Land marketing program
6. Property management program
7. Demolition program
8. Planning program

The PAC shall be provided relevant and timely information regarding all the functional programs taking place within the NDP area to properly enable PAC to perform its function. The administrative staff will consult the PAC and will provide the PAC with timely information regarding the implementation of the program and other staff support as is necessary for the PAC to operate successfully.

As it deems appropriate, the PAC may report to the Redevelopment Agency as to the effectiveness of this support and any suggested changes necessary to more adequately help PAC fulfill its role.

Consultants hired by the Redevelopment Agency shall be reasonably available for consultation with the PAC. In addition to PAC involvement in the functional programs to achieve the General Plan, listed below are some

other areas where the PAC will be provided the opportunity to review and recommend action to the REDEVELOPMENT AGENCY. The list below is not exclusive of other items, but it includes important items that require specific mention.

1. Amendments and supplements to the General Urban Redevelopment Plan
2. Property Rehabilitation Standards
3. Disposition supplements which will further delineate the types and location of redevelopment activities.
4. Owner Participation Agreements which will delineate how a present owner will use his property in conformance with the General Urban Redevelopment Plan.
5. Relocation plans and procedures
6. An annual schedule of program activities
7. Variances to the General Urban Redevelopment Plan

Before the REDEVELOPMENT AGENCY makes a final decision on any of the above matters, including programs to achieve the General Plan, the PAC will be given ample opportunity to articulate the interests of the neighborhood. The PAC will make timely recommendations to the City Council.

During the life of the program there will be some activities where it would not be appropriate for the PAC to provide a recommendation to the REDEVELOPMENT AGENCY. Listed below are some of these areas. The list is not exclusive of other activities, but includes some important activities that should be mentioned:

1. Litigation involving the NDP
2. The setting of fair market value of properties in the project area.
3. The selection of individual fee appraisers.
4. Administrative matters such as staff organization, and personnel and budgeting activities.

The PAC will have 30 days from the receipt of a written request for PAC review and comment to forward its recommendations to the City Council. The PAC, with justifiable reasons, may request an extension, to a maximum of an additional 30 days from the City Council. The City Manager or a Deputy City Manager, by letter, may grant the extension for the City Council.

If after the above procedures are followed, the PAC does not provide a recommendation within the specified time period, then the City Council may proceed to act, unless there is sufficient evidence that the PAC did not have the information it needed to make a recommendation. If the PAC believes it cannot act because of a lack of information, it will forward a

letter explaining what information it needs within the time period specified above. The City Council shall make the determination as to whether it will proceed to act without a PAC recommendation or refer it back to PAC for further review.

There may be extraordinary circumstances when the PAC may be asked to provide a recommendation in less than 30 days. In such circumstances, a written request for a recommendation will be sent to the PAC explaining why the recommendation is needed in less than 30 days, and giving the date upon which the recommendation must be received by the City Council. If after these procedures have been followed, the PAC does not make a recommendation by the specified date, the City Council may proceed to act.

An extraordinary circumstance would be when a lack of speedy action by the REDEVELOPMENT AGENCY would: (1) adversely effect the NDP's funding, or the funding of some other important program, (2) result in a loss of other supportive programs necessary to meet NDP objectives, (3) result in a severe financial hardship for a person, (4) continue or create an extremely dangerous situation for a person, (5) create or continue some other problem endangering the public health and safety.

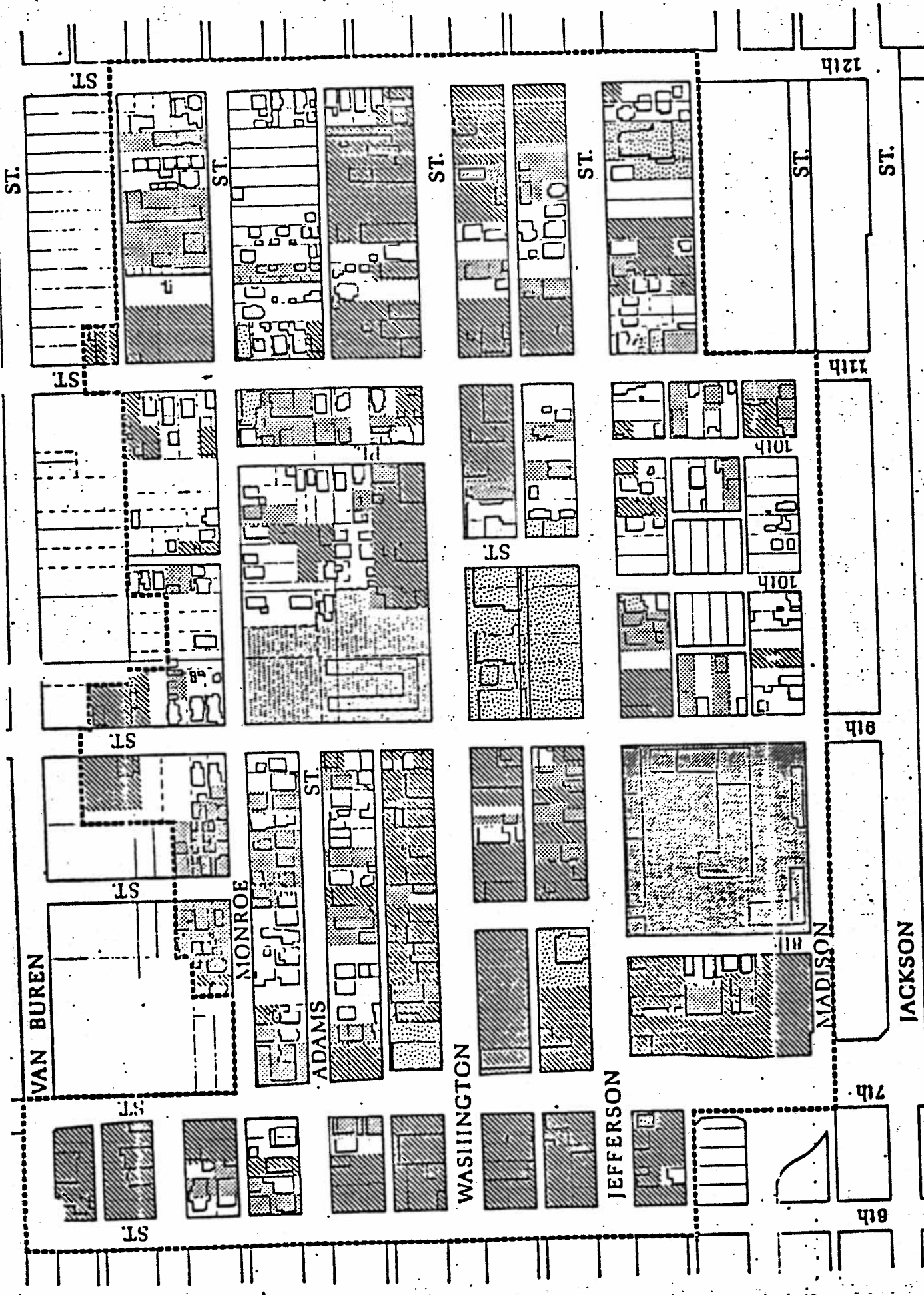
F. Procedures for amending or supplementing this General Plan.

While it is anticipated that amendments to the General Plan will be few and far between, from time to time the General Plan may be amended by the City Council, providing that adequate notice has been given and public hearings have been conducted as required by law. Council consideration will include review and recommendations by the Project Area Committee and the Planning Commission, where appropriate.

If changes are proposed for the General Plan after the lease or sale of property in the project area, the modification shall be consented to in writing by the redeveloper(s) of any property affected by the proposed modification.

As appropriate, disposition, rehabilitation, land acquisition and clearance, and other specific activity supplements may be added to this plan. Such supplements shall be forwarded to the Project Area Committee for their review and comment.

G. Exhibits



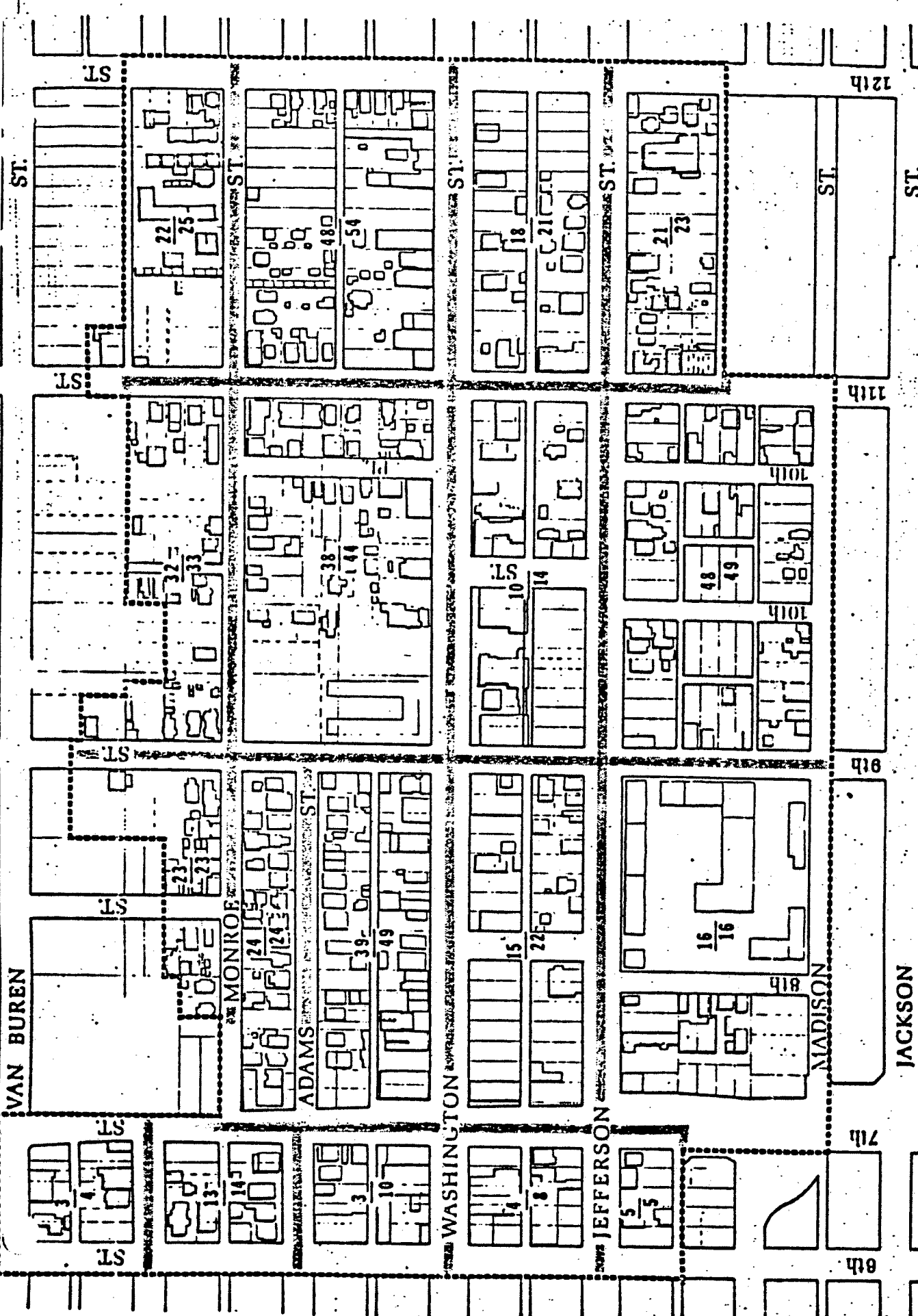
LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- PUBLIC
- SCHOOLS
- QUASI PUBLIC

UNIVERSITY OF MICHIGAN

EXISTING LAND USE

EXHIBIT 2



LEGEND

NUMBER OF SUBSTANDARD BUILDINGS
 TOTAL NUMBER OF BUILDINGS
 NOTE: RATIOS ARE FOR AREAS OUTLINED BY PATTERN. BOUNDARY OF U.S.P.

STRUCTURAL CONDITIONS MAP

Preliminary based on windshield survey

EXHIBIT 3



Property Rehabilitation Standards

DKT10553PG 213

For

REHABILITATION AND CONSERVATION OF
EXISTING PROPERTIES
WITHIN THE
BOOKER T. WASHINGTON NEIGHBORHOOD DEVELOPMENT PROGRAM AREA

MARCH 1973

GENERAL OBJECTIVE:

1. All residential and commercial buildings and properties within the Booker T. Washington Neighborhood Development Program (NDP) area shall be rehabilitated, when necessary, and maintained at a level which achieves maximum health, social, economic and aesthetic conditions for the residents of the area.
2. The standards set out below are minimum requirements. They should not be construed as being meant to prohibit or discourage construction, reconstruction, conversion, alterations, additions or repair that results in performance superior to that to be attained by the observance of these standards. All structures and/or properties not meeting the standards set out below shall be classified as substandard.
3. All substandard buildings not to be rehabilitated shall be removed, the site cleared and brought to a satisfactory level through grading and filling of basements and natural depressions.
4. Approval of Plans - Before land is used, or the character or use changed, or before buildings are located, erected, moved, reconstructed, enlarged or structurally altered, or a fence constructed, plans for such use of land or construction shall be submitted to the Redevelopment Agency for review as to conformance with these standards and the General Urban Redevelopment Plan. This subsection shall be applicable only during the life of the Federal Grant Contract.

RIGHT OF ENTRY

Whenever necessary to make an inspection to enforce any of the provisions of these standards, or whenever the Director of the Building and Housing Safety Department or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe as defined in Section 204 of the Construction Code of the City of Phoenix, the Director of the Building and Housing Safety Department or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Director of the Building and Housing Safety Department by these standards; provided that if such building or premises be occupied; he shall first present proper credentials and request entry; and

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if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the Director of the Building and Housing Safety Department or his authorized representative shall have recourse to every remedy provided by law to secure entry.

No owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper request made as herein provided, to properly permit entry therein by the Director of the Building and Housing Safety Department or his authorized representative. Any person violating this subdivision shall be guilty of a misdemeanor.

REHABILITATION STANDARDS:

Local Codes and Regulations

All properties in the NDP area shall comply with the standards set forth in all applicable statutes, including the City of Phoenix Construction and Fire Prevention Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards (PRS).

Additional Standards

The above cited statutes, codes and ordinances meet or exceed HUD Rehabilitation Guide standards (including termite inspection and control), except for the following additional standards, which shall also apply to property in the NDP area.

Partial Non-Residential Use

- RH-206.1 Any space or feature included in the property from which income is anticipated apart from the rental of living units is termed non-residential or commercial use.

Non-Residential Uses

- RH-206.2 Non-residential uses will only be permitted in residential areas as outlined in Section C of the General Urban Redevelopment Plan.

Open Space

- RH-501.1 Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

Site Improvements

RH-502.1

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate walks, driveways, exterior steps and landscaping.

RH-502.2

All-weather off street parking facilities shall be provided suitable to the needs of the occupants. This section shall not be construed so as to create undue hardship on present owners.

RH-502.3

Fences shall be provided as needed to screen unsightly views, to provide suitable access, personal safety and usable lot areas, and to protect the property. They shall be structurally sound and durable.

RH-502.4

The rehabilitation of any structure shall be guided to the greatest extent practicable by the Design Objectives as enumerated in Exhibit "5" of the General Urban Redevelopment Plan.

Closets and General Storage

RH-504.1

To assure a living unit which provides for a healthful environment arranged for suitable and desirable living, storage space in the form of kitchen cabinets, clothes closets, linen closets and/or outside storage units shall be provided. This storage requirement will be determined by available space, occupancy and common usage.

Windows, Doors and Other Openings

RH-504.2

Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

Privacy and Arrangement

RH-505.1

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Plumbing

RH-505.2

Each building shall have a plumbing system. The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

RH-505.3

Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment to be located within the structure which will afford privacy to the occupant. Commercial facilities shall be governed by the City of Phoenix Construction Code.

RH-505.4

Each living unit shall have a specified kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for installing cooking and refrigeration equipment, and for storing cooking utensils.

Space for Laundry Facilities

RH-505.5

To assure a living unit which provides for a healthful environment, laundry facilities shall be provided. These facilities shall consist of available space for a washing machine either inside or outside the dwelling and access to approved drain, water supply and electric supply. Public laundry facilities shall constitute conformity to this requirement.

Exterior Appurtenance

RH-601.1

All exterior appurtenances and accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, foundations, fences, miscellaneous sheds and out buildings. Deteriorated structures used for storage shall be rebuilt.

Exterior Walls and Foundations

RH-601.2

Exterior walls and foundations that are so deteriorated so as to not support the structure will be repaired or replaced.

Interior Wall and Ceiling Finish

RH-601.3

All interior walls and ceilings shall provide (a) a finish surface without noticeable irregularities or cracking, (b) a waterproof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (d) reasonable durability and economy of maintenance.

Finished Floors

RH-601.4

Finished floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

Painting and Decoration

RH-601.5

Where needed, a protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

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Painting and Decoration (continued)

RH-601.6

Where painted surfaces are in good condition or show evidence that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration shall not be required.

Light

RH-701.1

Artificial light shall be provided and so distributed as to assure healthful conditions and satisfactory illumination in all rooms.

Existing Wiring and Equipment

RH-701.2

Where location of electrical appliances or equipment and location of minimum required electric outlets necessitate the use of portable extension cords, additional approved electrical outlets shall be installed to insure the approved use of these appliances and/or equipment.

Mechanical Equipment

RH-701.3

Mechanical equipment shall be of a quality and condition which will assure: (a) safety of operations, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operations, and (e) reasonable durability and economy of maintenance.

Exterior Doors

RH-801.1

Damaged or deteriorated exterior doors shall be replaced by solid core doors. Exterior doors shall have key operated locks.

Roof Covering

RH-801.2

All roofs shall have a suitable watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces, or other defects.

Heating

RH-903.1

Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70°F. at a point 3' above the floor in all habitable rooms.

Cooling

RH-903.2

Refrigeration, evaporative cooling or some air conditioning system must be in operable condition.

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APPEALS PROCEDURE

The owner of the building, within thirty days of receipt of notice indicating repair work to be done under these standards, may file a written appeal with the Maintenance Appeals Board. Such appeal shall state appellant's objection to the notice and shall state the relief requested and why it is believed justified.

The Maintenance Appeals Board consisting of seven members, with alternates for each member, to be appointed by the Mayor with the consent of the City Council. Said members shall be appointed from among the residents of the city.

The Director of the Building and Housing Safety Department shall attend all meetings and furnish secretarial services for the Board. In his absence, he shall designate an employee of his Department to act in his stead.

Members shall serve terms of three years; of those first appointed, two members shall be appointed to a term of three years, two to a term of two years and three to a term of one year. Thereafter each member shall be appointed for and shall serve a three-year term. The Board shall elect a Chairman and Vice-Chairman to preside at meetings. A majority of the Board shall constitute a quorum. The Board shall adopt such rules and regulations which it finds are necessary for its procedures, not contradictory with these standards. Members may be removed by the Mayor for cause including neglect of duty or for non-attendance at three consecutive meetings.

The appellant or property owner shall have been notified in writing by certified mail or hand-delivered in person the time and place of the hearing at least 10 days prior to the date of the hearing. All hearings shall be public.

After hearing all testimony presented, the Board shall vote by roll call and it shall have authority to by such roll call vote, (1) affirm the order of the Director of the Building and Housing Safety Department, or (2) in any case in which it finds the order of the Director of the Building and Housing Safety Department to be in error as to any fact or conclusion, it shall set aside or modify such order, or (3) it may affirm the order of the Director of the Building and Housing Safety Department but may grant an extension of time for compliance, or (4) it may issue a "variance" as herein provided to all or part of the order where the strict enforcement of these standards would cause undue or unnecessary hardship to the property owner because of peculiarities of the specific property. Variances shall not be granted where a hardship was self-inflicted by the property owner or where a variance would endanger the life or health of the occupants of the building or be injurious to adjacent property.

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The decision of the Board shall be in writing, signed by the Chairman and shall show the vote of each member. It shall state whether or not the building in question is substandard and in what respects, and if the decision affirms the order of the Director of the Building and Housing Safety Department it shall specify the date by which compliance must be made and if it grants any relief to the appellant or fails to fully affirm the order of the Director of the Building and Housing Safety Department, this decision shall specify what relief is granted. Such decision of the Board shall be made within 60 days of its hearing and no action shall be taken by the City Building Department concerning such building pending such decision.

Minutes shall be kept of all Board Hearings and a transcript thereof shall be furnished the appellant upon his request.

Any property owner affected by the order of the Maintenance Appeals Board may within 30 days of such order file a written appeal to the City Council which shall hear such appeal within an additional 30 days and which after such hearing may grant any relief which the Board had been authorized to grant. Compliance with this section shall be a prerequisite to Court review.

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of

PHOENIX, CITY OF MAR 12 1974 -2 45

in Docket 10553
on page 211 - 219

Witness my hand and official seal the day and year aforesaid.

Paul A. Marston
County Recorder
Deputy Recorder

1.00

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EXHIBIT "5"

DESIGN OBJECTIVES

General Design Objectives

The design of particular elements should be such that the over-all redevelopment of the redevelopment area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries.

Specific Design Objectives and Controls

1. Building Design Objectives

- a. All new buildings shall be of design and materials which shall be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Redevelopment Agency.
- b. The design of buildings shall take optimum advantage of available views and topography, and shall provide appropriate access.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an over-all site design, properly related to existing and proposed buildings.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the buildings for which they are developed.

- c. Landscaped, paved and properly graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings on the same site.
- d. The location and design of pedestrian walks should provide for maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, etc., shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of over-all site design.
- b. It is desirable that parking areas maintain proper drainage.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- b. Primary landscape treatment shall consist of shrubs, ground cover, and street trees as appropriate to the character of the project area.

5. Project Improvements Design Objectives

- a. Public rights-of-way. All streets, sidewalks, etc., within public rights-of-way will be designed or approved by the City of Phoenix, Arizona, and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed as necessary and the entire site graded in conformance with the final project design determined by the Redevelopment Agency of the City of Phoenix, Arizona.

EXHIBIT "5"

It is expressly understood that approval of any plans by the Redevelopment Agency of the City of Phoenix, Arizona, applies to any and all features shown thereon, and that any subsequent additions, deletions or other modifications thereof are required to be resubmitted by the redeveloper for approval before actual construction can begin. The Redevelopment Agency may authorize the City Manager to approve modifications, deletions or additions to approved plans.

The regulations and controls of this plan will be implemented where applicable by appropriate covenants and other provisions in the agreement for land disposition and conveyance executed pursuant thereto.

The redeveloper shall devote the land only to the uses specified in this General Plan.

The redeveloper or redevelopers of project land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the Redevelopment Agency of the City of Phoenix.

No person shall, on the ground of race, creed, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the sale, lease, use or occupancy of any portion of this urban redevelopment project area. Appropriate covenants running with the land which will prohibit such restrictions shall be included in the disposition instruments.

EXHIBIT "6"

GENERAL RELOCATION PLAN

Administrative Organization

Relocation activities of the Neighborhood Development Program will be carried out by the Division of Housing Services of the City of Phoenix.

The City of Phoenix will assume responsibility for assurance that assistance and payments are made in accordance with Federal law and HUD policies, standards, and regulations.

Relocation activities in connection with business concerns and non-profit organizations will also be carried out by the Housing Services Division concurrent with residential relocation activities.

Relocation Standards

Relocation housing standards for the project will be in strict compliance with the Phoenix Construction and Residential Safety Code consisting of five codes; Building, Electrical, Plumbing, Gas, and Mechanical. All of these codes are under common administrative provisions. The codes are subject to continuous, rather than periodic evaluation and review, and have been approved by HUD as a part of the City's Workable Program.

Occupancy standards for the relocation activity will be similar to those standards adopted by the City of Phoenix Public Housing Department and approved by HUD.

These occupancy standards are set forth below.

<u>Number of Bedrooms</u>	<u>Number of Maximum Persons</u>
0	2
1	3
2	5
3	7
4	9
5	11

The standards will be applied so that it will be unnecessary for persons of opposite sex, other than husband and wife, to occupy the same bedroom, except for two children of opposite sex under four years of age. It is permissible for one child under two years of age to occupy the parent's bedroom.

Each family to be displaced will be interviewed and counseled to determine replacement housing requirements. The interview will establish the family's financial capabilities, size of housing needed, and analyze any special needs based on physical handicaps or domestic problems. No family will be placed in replacement housing which exceeds its ability to pay. Eligibilities for replacement housing payments and other applicable subsidies will be thoroughly explored and utilized. Families will not be placed in locations generally undesirable or less desirable than the location from where the displacement occurs.

The City of Phoenix Department of Public Housing operates in compliance with Title VIII of the Civil Rights Act of 1968. Developers of Section 235 and 236 projects are committed to do so. Every effort will be taken in the relocation activities to assure equal opportunity to displaced persons. The resources of the Phoenix Human Relations Commission will be utilized as necessary for this assurance.

Family and Individual Assistance

The City's present relocation assistance advisory program will be expanded to conduct continual contact and assistance to persons to be displaced. As early as possible, all eligible persons will be advised of the availability of relocation payments and assistance and the requirements for such and assisted in procedures for obtaining same. The extent of the need of each individual will be evaluated. Families will be apprised of currently available sale and rental housing and will be advised of new listings as they develop within their income level.

Adequate replacement housing will be available before displacement. Sources of replacement housing will be: Section 235 and 236 housing, rehabilitated housing, private rental and sales, and vacancies in public housing, and expansion of public housing.

Comparable steps will be taken to assist eligible persons displaced from business operations.

Personal contact will be made to provide displaced persons with information concerning housing programs, loan programs, and all other applicable sources of assistance. Displaced people will be offered counseling and guidance in regard to housing, financing, employment, training, health, welfare, and other areas of assistance to minimize hardship. All assistance necessary in filling out forms for aid will be given.

People who will be displaced will be apprised of the rules, regulations and eviction policies of the program.

Printed materials in easily understood language will be offered in English and Spanish and will be made available to all residents to be displaced or otherwise affected by the project. Through such materials and personal contact, residents will be continually advised of the activities to be undertaken, boundaries of the project area, purpose of the program, services and aids available (including relocation payments), and assurance that no one will be required to move before they have been given an opportunity and assistance in obtaining decent,

safe, and sanitary housing within their means. Residents will be cautioned against losing their eligibilities through premature moves. Each case will be carefully followed up and encouraged to visit the relocation office for any additional assistance.

Printed materials will include a description of what constitutes decent housing, including physical standards. The Federal Fair Housing Law will be explained in full and pursued by the City to the utmost. Assurance will be given that the City of Phoenix will provide assistance in obtaining housing and will assist in referring complaints. Residents will be informed that if they move into substandard housing, action may be taken later to bring the unit up to code standards and such a move could result in loss of eligibility for future payments. A site office for relocation activities will be established within the project area. All printed materials will bear the address, telephone numbers, and hours of the office. Appointments may be made for the convenience of the displacee for any time the office may be closed.

Assistance to Business Concerns and Non-Profit Organizations

Personal interviews will be held with owners or operators of businesses and non-profit organizations, to be displaced. Businesses and non-profit organizations will be shown the same considerations as those extended to displaced residents. Interviews will determine the business space, traffic patterns, market and other requirements, total employees, and number of minority employees.

Current and continuing information will be supplied to businesses to be displaced on availability, costs, and square footage of comparable locations. Every effort will be made to assist the business operation and to refer it to sources of help without interference with the operation. Businesses to be displaced will be provided information on property values, growth potentials, zoning information and any other data deemed helpful to the business in making relocation decisions.

The Small Business Administration will be notified of the names, addresses, and types of businesses subject to displacement. Such businesses will in turn be referred to the SBA for assistance.

Equal Opportunity

The City of Phoenix will strive, in relocation activities, to provide adequate housing for all displaced persons regardless of race, creed, color or national origin. A sincere effort will be made to lessen racial, ethnic and economic concentrations. HUD-acquired properties, multiple listing services, real estate management and brokerage services and the Public Housing Department will be utilized to the fullest in this effort.

The City will utilize the resources of agencies such as the Urban League, Chicanos Por La Causa, LULAC (League of United Latin American Citizens) and other minority groups for input in housing opportunities and to familiarize them with neighborhoods in which opportunities exist. Escort services will be provided to broker's offices in non-traditional neighborhoods. The City's fullest cooperation is pledged to fair housing groups, the Human Relations Commission, and other social, civic and religious groups interested in promoting equal opportunity housing.

Grievance Procedures

Every effort will be made to adjudicate minor relocation grievances without formal hearings when this can be done within the framework of HUD regulations and policies. The City of Phoenix will, however, establish a Relocation Appeals Board which will have ample representation from residents of the project area. Any aggrieved person may appeal to the board in writing and will be given a hearing before the board. Decisions of the board are subject to appeal to the City Council. Council decisions will be binding on the City, subject to appeal to Superior Court.

Residential Involvement

Residents of the project area will be involved in all phases of planning and execution of the project, including relocation activities. A relocation advisory committee will be established to review relocation facilities, plans and procedures and assist in the establishment of the grievance appeals board. The committee will be encouraged to make recommendations on any aspects of the relocation activity which might result in a more effective operation with a minimum of hardship to displaced people.

Relocation Payments

Relocation payments to persons and organizations to be displaced will be made in strict accordance with HUD regulations and policies.

People to be displaced will be notified as soon as possible of the availability of relocation assistance and payments, location where information may be obtained, and dates governing eligibility for payments. A guideform letter will be used for this purpose.

The City of Phoenix will assist claimants in the preparation of claims for relocation payments and in the documentation of eligibility and expenses incurred in connection with relocation. The City will assume responsibility for determining eligibility and for notifying ineligible claimants in writing of the reasons for rejection of a claim. Payments will be made as promptly as possible after eligibility has been established.

EXHIBIT 7
DEFINITIONS

"Redevelopment Agency" - The City Council of the City of Phoenix shall be the Redevelopment Agency.

"PAC" - The Project Area Committee shall be the advisory body to the City Council regarding the Booker T. Washington NDP.

"Business" - Shall mean any commercial enterprise, non-profit corporation, group or association, churches, or public or quasi public use.

"Resident" - Shall mean any person, whether in an owner occupied or rented structure, who resides in the NDP.

"General Plan" - Shall mean the General Urban Redevelopment Plan for the Booker T. Washington NDP. Sometimes referred to as the General Urban Renewal Plan.

"NDP" - Shall mean the Booker T. Washington Neighborhood Development Program.

"Project Area" - Shall mean the area included with the boundaries of the Booker T. Washington NDP.

"Person" - Means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee receiver, assignee or other similar representative thereof.

"Displaced" - Shall mean any person who had to move from the building he was occupying because of some action by the Redevelopment Agency.

"Priority Claimant" - Shall mean any resident, property owner or business operator in the Project Area on the day the General Urban Redevelopment Plan was adopted by the City Council of the City of Phoenix.

