



United States General Accounting Office
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Resources, Community, and
Economic Development Division

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July 18, 2000

The Honorable Wayne Allard
Chairman
The Honorable Rick Santorum
Vice Chairman
Subcommittee on Housing and Transportation
Committee on Banking, Housing and Urban Affairs
United States Senate

The Honorable Arlen Specter
Chairman
Subcommittee on Labor, Health and
Human Services and Education
Committee on Appropriations
United States Senate

Subject: Community Development: Update of Data on the Efforts by the City of Philadelphia, Pennsylvania, to Relocate and Compensate Residents of the Logan Triangle Area

In 1987, the city of Philadelphia, Pennsylvania, delineated the boundaries of a 17-block area containing over 900 townhouses, known as the Logan Triangle Area, and established a relocation plan to assist the property owners and tenants residing in this area. The relocation of Logan Triangle residents was necessary because their homes, which were built on an ash and cinder landfill between 1910 and 1930, were sinking. Relocation under the city's plan was voluntary and consisted of an offer to purchase Logan homes and/or relocate tenants if they desired to move.

In June 2000,¹ we reported to you that as of December 31, 1999, Philadelphia's Logan Assistance Corporation had relocated and/or compensated 499 Logan Triangle property owners and tenants, or about 70 percent of the 714 owners and tenants eligible to be relocated and compensated. The remaining 215 eligible property owners

¹ *Community Development: Information on the Efforts by the City of Philadelphia, Pennsylvania, to Relocate and Compensate Residents of the Logan Triangle Area (GAO/RCED-00-165R, June 9, 2000).*

who had not been relocated or compensated consisted of 186 property owners who moved on their own without receiving compensation and 29 owners with occupied properties.

You asked us to update the data that we presented in our June 2000 report on the number of residents of the Logan Triangle area who relocated or were compensated since January 1, 2000. Specifically, you asked us to determine the (1) total number of eligible owners and tenants who had been relocated and/or compensated and (2) number of eligible property owners who have not been relocated or compensated, including whether these owners represented property owners who moved on their own without receiving compensation or had currently occupied properties.

According to the Logan Assistance Corporation, as of June 28, 2000, 11 property owners have been relocated or compensated since January 1, 2000—4 Logan owners with occupied properties and 7 homeowners who moved on their own without receiving compensation. Consequently, as of June 28, 2000, the Logan Assistance Corporation had relocated and/or compensated a total of 510 Logan Triangle property owners and tenants, or about 71 percent of the 714 eligible owners and tenants to be relocated and compensated. The remaining 204 eligible property owners who have not been relocated or compensated consist of 179 property owners who moved on their own without receiving compensation and 25 owners with occupied properties.

We are providing copies of this report to the Honorable Andrew M. Cuomo, the Secretary of Housing and Urban Development; Philadelphia's Office of Housing and Community Development; the Corporation; and Councilwoman Marian Tasco. We will also make copies available to others on request.

Please call me at (202) 512-7631 if you or your staff have any questions about this report. Key contributors to this report were James Vitarello, Patrick Doering, and Robert Procaccini.



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Development Issues

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