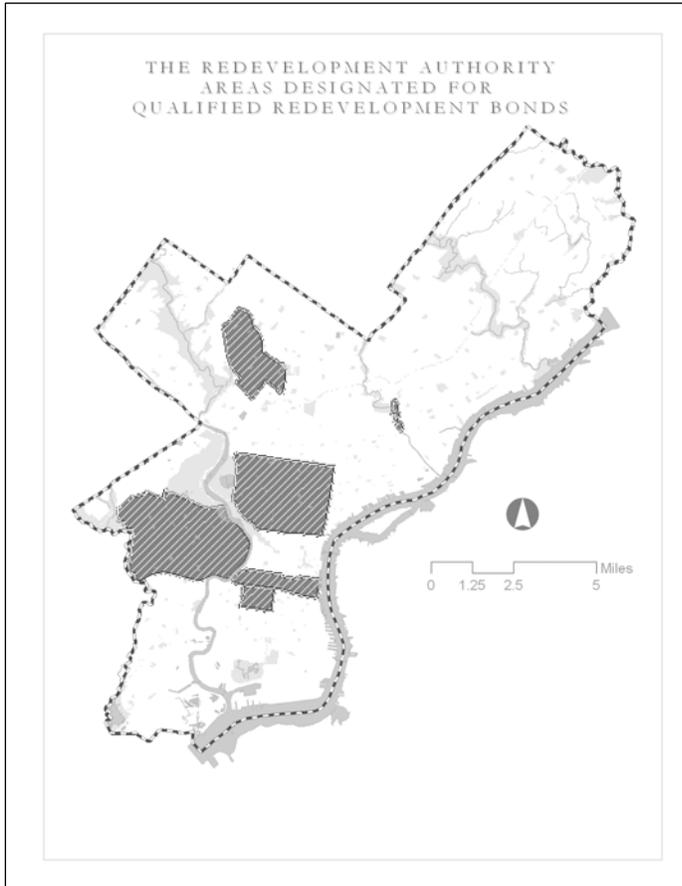


**NTI FY08 Program Statement and Budget**

**Appendix A**

**Qualified Redevelopment Bonds**

## Redevelopment Area Boundaries



### 1. West Philadelphia

*North:*

6700 block of Lebanon Ave to 6100 block of W Columbia Ave to 1900 block of N 19<sup>th</sup> Street to Railroad Line (bearing East/West) to Railroad Line (bearing North/South) to 5300 block of Parkside Avenue to 3900 block of Girard Avenue to the West bank of the Schuylkill River.

*East:*

West Bank of Schuylkill River to Railroad Line below 43<sup>rd</sup> Street.

*South:*

Rail Line from West bank of the Schuylkill River to Fairmount Park/City boundary.

*West:*

6000 block of Angora Terrace to 1200 block of S 61<sup>st</sup> Street to 6100 block of Cobbs Creek Parkway to Unit block of N 63<sup>rd</sup> Street to 6300 block of Arch Street to 100 block of N Gross Street to 6300 block of Race Street to 200 block of N Daggett Street to 6500 block of Park Drive to Fairmount Park boundary to 6500 block of Callowhill Street to Fairmount Park boundary to 600 block of 68<sup>th</sup> Street to 800 block of 68<sup>th</sup> Street.

### 2. Germantown

*North:*

200 block of W Sedgwick Street to Unit block of Sedgwick Street.

*East:*

SEPTA Regional Rail Line (R7) to 5700 block of Magnolia St to 500 block of Church Lane to 5300 block of Magnolia Street to 500 Armstrong Street to 5100 Belfield Avenue to 400 block of Wister Street to

SEPTA Regional Rail Line (R7).

*South:*

4400 block of Germantown Avenue to unit block of Berkley Street to 4500 block of Greene Street to 100 block of Hansberry Street to 5200 block of Wissahickon Avenue to 600 block of W Rittenhouse Street.

*West:*

SEPTA Regional Rail Line (R8) to 200 block of W Sedgwick Street.

### 3. North Philadelphia

*North:*

3400 block of W Lehigh Avenue to 100 block of E Lehigh Avenue.

*East:*

2600 block of N Front Street to 600 block of N Front Street.

*South:*

100 block of Spring Garden Street to 2200 block of Spring Garden Street.

*West:*

2300 block of Pennsylvania Avenue to Fairmount Park boundary to CSX Rail Line to 1200 block of N 33<sup>rd</sup> Street to 3200 block of Ridge Avenue to 3400 block of Ridge Avenue to 3400 block of W Lehigh Avenue.

### 4. South Central

*North:*

2700 block of South Street to 500 block of S 27<sup>th</sup> Street to 2600 block of Lombard Street to 500 block of S 13<sup>th</sup> Street to 1200 block of South Street to 500 block of S 7<sup>th</sup> Street to 600 block of Lombard Street to just beyond the West bank of the Delaware River.

*East:*

Just beyond the West bank of the Delaware River to 700 block of S Christopher Columbus Boulevard to 900 block of S Christopher Columbus Boulevard.

*South:*

Unit block of Washington Avenue to 2600 block of Grays Ferry Avenue to 2700 block of Peltz Street.

*West:*

CSX Rail Line.

**5. Point Breeze**

*North:*

2400 block of Washington Avenue to 1400 block of Washington Avenue.

*East:*

1100 block of S Broad Street to 1700 block of S Broad Street.

*South:*

1400 block of Moore Street to 1800 block of S 16<sup>th</sup> Street to north side lot lines of 1818 S. 16th Street and 1823 S. Bancroft Street to 1800 block of S Bancroft Street to 1600 block of Moore Street to 2400 block of Moore Street.

*West:*

1700 block of S 25<sup>th</sup> Street to 2400 block of Tasker Street to 1500 block of S Taylor Street to 2400 block of Reed Street to 1300 block of 25<sup>th</sup> Street to 1100 block of 25<sup>th</sup> Street.

**6. Frankford Creek**

*North:*

900 block of Orthodox Street.

*East:*

4500 block of Adams Avenue to 1500 block of Adams Avenue.

*South:*

4000 Frankford Avenue to 3900 block of Frankford Avenue.

*West:*

1900 block of E Hunting Park Avenue to 4200 block of "O" Street to 1500 block of E Cayuga Street to 4400 block of Castor Avenue to 4500 block of Castor Avenue.

**NTI FY08 Program Statement and Budget**

**Appendix B**

**Community Planning**

# PHILADELPHIA CITY PLANNING COMMISSION

## Proposed “NTI Planning Areas” for Year Five of NTI

### *Neighborhoods (31)*

**Nicetown** Issues include commercial revitalization (Germantown Avenue) and the management of publicly-owned land. Significant prior investment in housing and capital facilities.

**Tioga** A neighborhood urgently in need of housing revitalization and redevelopment. Anchors include Temple Health Sciences Center, Gratz High School. Commercial development is proposed for Broad St.

**Mt. Airy** Area has architecturally significant homes and tree-lined streets, but has pockets of abandonment and needs commercial revitalization. Well-organized. Formerly “East Mt. Airy.”

**Germantown** Significant previous investment should be reinforced and continued. Blight threatens to spread to surrounding areas. Historical/ architectural significance.

**Olney** Densely-populated residential area with significant housing issues (abandonment, upkeep, HUD homes) and an important commercial strip (5<sup>th</sup> Street).

**North Central** Recent investment and renewal. Well-organized community with plans in place. Plans include residential development for residents and students, along with commercial development. Located adjacent to Temple University. Formerly named “Habitat North Central / ACDC East.”

**Strawberry Mansion** Location near the Park and Fairmount/Spring Garden. Potential market-rate housing and preservation along 33<sup>rd</sup> Street. Severely blighted areas. Major prior investment.

**Sharswood/ Brewerytown** Private developers are interested in this area but there is still a high rate of vacancy. Girard College and Fairmount Park are assets. Formerly part of NTI area called, “Brewerytown/ Fairmount/ Francisville.”

**Francisville** This neighborhood, located Along Ridge Avenue north of Fairmount, has seen new housing in recent years. Planning Commission has completed a study of Community Heritage in Francisville. Formerly part of NTI area known as “Brewerytown/ Fairmount/ Francisville.”

**Fairmount** Strong private market with minor housing problems. Part of the healthy “Art Museum area.” Located adjacent to Fairmount Park. Formerly part of NTI area called, “Brewerytown/ Fairmount/ Francisville.”

**Fairhill/ St. Hugh** These neighborhoods, north of Lehigh Avenue at 5<sup>th</sup> Street, have community-based developers attempting to revitalize the residential and commercial areas – including the Hispanic Association of Contractors and Enterprises, Inc. (H.A.C.E.). This NTI planning area was formerly named “H.A.C.E.”

**Hawthorne** Proximity to Center City and Avenue of the Arts makes this a prime reinvestment zone. Public housing redevelopment is expected to spur private investment. Formerly part of the NTI area known as “Hawthorne / Universal Companies.”

**South of South** The community organization is conducting a planning process, and Universal Companies is working to revitalize and strengthen the area. Prime location adjacent to Center City and the Avenue of the Arts. Formerly part of the NTI area known as “Hawthorne / Universal Companies.”

**Point Breeze** This area is immediately south of the Universal Companies area, but Point Breeze is much more blighted. Community organizations are strong. Good track record in housing, open space, gardens.

**Grays Ferry** Located between the Point Breeze neighborhood and the Schuylkill River, Grays Ferry contains worker housing. There is a history of housing programs and urban renewal. Adjacent to Tasker Homes PHA redevelopment.

**Jefferson Square/ 7<sup>th</sup> Street** Private homebuilders are investing in this South Phila. community and a plan recommends ways to keep 7<sup>th</sup> St. corridor healthy, stable. Blight is surrounded by stable neighborhoods. Formerly called, “Jefferson Square.”

**Kingsessing and West Shore** Upper SW Phila. has been neglected by housing programs and it has crime and social problems. Strengths: community gardens and neighborhood planning. Located just south and west of the University of the Sciences in Philadelphia.

**Mantua** Private developers propose major investment for new and rehabbed housing. Location near University City, Drexel U., the Zoo. Severe poverty, vacancy.

**West Powelton and Saunders Park** Adjacent to University City's jobs and transportation. Recent investment in housing, both rental and sales. People's Emergency Center is located here.

**Wynnefield** Neglected by past programs, Wynnefield has some vacancy and crime problems especially in the southern section (dense rowhouse area). Commercial revitalization is needed along 54<sup>th</sup> Street.

**West Parkside** Located adjacent to Mann Music Center. Partly within the Empowerment Zone. 52<sup>nd</sup> Street corridor is in need of renewal and a shopping center is proposed for site at 52<sup>nd</sup> & Jefferson.

**Overbrook Carroll Park and Haddington middle** class homeownership neighborhoods north of Market St. in West Phila. Aging population. Housing preservation is needed. Scattered housing vacancy.

**Frankford** Slight population loss and weakness in housing values indicates NTI programs would be beneficial. Needs maintenance of housing and better streetscape.

**Wissinoming** Maintenance of housing and quality of life issues need to be addressed in this Lower Northeast community.

**Upper Holmesburg** This Far Northeast neighborhood has some weakness in home prices and homeownership rate. Vacant industrial uses create development potential.

**Fox Chase** A commercial revitalization study is being conducted for the retail district in Fox Chase. Residential areas are healthy and viable. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

**Burholme** Located to the north of Cottman Avenue, this is a solid residential area. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

**Upper Northwood** Extending from Cottman Avenue on the north to Oxford Circle on the south, Upper Northwood has a variety of housing types including dense rowhouse sections. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

**Lawndale/ Lawncrest** This neighborhood is in generally good condition. The major community group is working on community planning, zoning and improvements for the Rising Sun Avenue retail district. This NTI area has been expanded to include the "Crescentville/ Cedar Grove" communities to the south. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

**Parkwood** This Far Northeast neighborhood contains modern rowhomes and good recreation spaces. Located near Franklin Mills, Poquessing Creek and the Benjamin Rush State Park.

**Callowhill/ Chinatown North** Bordering Center City, this mixed-use area is changing and developing. There are many vacant properties along 10<sup>th</sup> Street. Formerly called "Chinatown North / 10<sup>th</sup> Street."

### *Corridors (3)*

**North Broad Street / Avenue of the Arts North** Commitment by City and foundations. Anchored by many important properties: Temple, OIC, Hahnemann, and Convention Center.

**Lancaster Avenue from 52<sup>nd</sup> to 63<sup>rd</sup>** High traffic volume, proximity to Main Line suburbs; but the Avenue has vacant lots and littered embankments. Revitalization plan prepared by Planning Commission.

**AMTRAK rail corridor in Philadelphia** As travelers make their way from New York to Washington by train, the view contains too many vacant buildings, scenes of blight. Improve city's image.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Nicetown</b>
P.A.S.	F – Upper North Philadelphia
Council District:	8 (Miller)
Market Type:	Reclamation
Boundaries:	Wingohocking, Broad Street, Hunting Park Avenue and Clarissa Street.
Community Groups:	Nicetown NAC and Nicetown CDC
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition, encapsulation, vacant lot treatment, dead tree removal, abandoned car removal and home repair programs. Assembly and redevelopment for production of new and rehabilitated housing. Commercial revitalization and streetscape along historic Germantown Avenue.
Justification:	<p>Nicetown has a history of successful urban renewal efforts prior to 1985, but little has happened since that time. The neighborhood shows signs of deterioration and neglect.</p> <p>Nicetown contains many large publicly-owned properties. Maintenance and upkeep of these properties will have a major impact on the community. This includes the Gratz High School field and stadium, the playground north of Germantown Avenue in the center of the neighborhood, the Steele School, Wayne Junction rail station, and the land beneath the Roosevelt Boulevard Extension.</p> <p>Nicetown does not have a Community Plan, but there is an emerging CDC that is talking to OHCD about becoming a NAC for the area. The CDC is most interested in commercial revitalization along Germantown Avenue. This commercial area has potential to become a vital and charming shopping district, although small in size.</p> <p>Prior investment in community development must be protected and reinforced. OIC constructed an apartment tower on one edge of the neighborhood, and PHDC built a block of homes during the 1970's.</p> <p>There are blocks just south of the Boulevard/Expressway (near 16<sup>th</sup>) which contain architecturally and historically significant homes. This remains an important area for housing preservation programs.</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:

**Tioga**

P.A.S.

F – Upper North Philadelphia

Council District:

8 (Miller)

Market Type:

Reclamation

Boundaries:

Broad Street, Hunting Park Avenue, Railroads and Allegheny Avenue.

NTI Activities:

*NTI Programs that would be especially beneficial:*

Demolition, encapsulation, vacant lot treatment, dead tree removal, abandoned car removal and home repair programs. Assembly and redevelopment for production of new and rehabilitated housing. Some commercial revitalization and streetscape.

Justification:

This is a blighted neighborhood that has not received much attention or planning in recent months and years. Currently the major development activity is along North Broad Street adjacent to Temple's Health Science Center. Retail and office uses are proposed here.

Using the hospital as a strength to build on and around would serve this area well. This should not be done at the expense of driving out the older population that remains in the area

This area suffers from neglect. Deterioration is starting to become more and more evident. Both Tioga and Nicetown still have active urban renewal status. Housing rehabilitation for rental housing may serve the Tioga area well because of the large size the residential properties that exist there. Tioga does not have a problem with large vacant parcels, however demolition may cause this to change.

No recent community or neighborhood plans have been done for these areas. Facilitation of community planning is needed.

Neighborhood strengths: like the Strawberry Mansion area to the south, there are scattered strong blocks in Tioga where occupancy and homeownership remains high. This is especially true in the strong rowhouse blocks adjacent to Gratz High School. This small area is fighting off the problems of population loss and socio-economic distress that have plagued the larger neighborhood.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:  
P.A.S. **Mt. Airy** (formerly: "East Mt. Airy")

Boundaries: I - Germantown/Chestnut Hill

Council District: Cresheim Valley Drive, Stenton Avenue, Johnson Street, Wissahickon Creek

Market Type: 8 (Miller)

Redevelopment: Distressed

Community Groups: Partially within a Redevelopment Area

Overall Neigh.  
Organization: East Mt. Airy Neighbor's Association  
West Mt. Airy Neighbors  
Mt. Airy Business Assoc.  
Mt. Airy USA Development Corporation

NTI Activities: High

This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.

*NTI Programs that would be especially beneficial:*

- Demolition of structurally unsound properties.
- Encapsulation for rehabilitation of structurally sound properties.
- Cleaning vacant lots.
- Dead tree removal
- New tree plantings
- Land assembly for redevelopment

Justification:

- Commercial revitalization & streetscape improvements

Mt. Airy contains row houses on blocks near Germantown Avenue with twins and single homes to the east and west. Large lots and wide tree-lined streets provide a pleasant park-like setting throughout much of the area. There is excellent public transit including two commuter rail lines. The area contains a variety of community facilities including five schools, Wissahickon & Cliveden Park, and several playgrounds.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Germantown</b>
PAS:	I – Germantown
Boundaries:	Chew Avenue, High Street, Germantown Avenue, Cheltenham Avenue, Wissahickon Avenue, Roberts Avenue/Stenton Avenue, the SEPTA rail line and N. 20 <sup>th</sup> Street
Council District:	8 (Miller)
Market Type:	Distressed/Reclamation
Redevelopment:	Partially within a Redevelopment Area
Community Groups:	Penn Area Neighbors Wister Neighborhood Council Wister Neighborhood Advisory Committee (NAC) Southwest Germantown Neighborhood Partnership Central Germantown Council Greater Germantown Housing Development Corporation Campus Boulevard Corporation Fern Rock/Ogontz/Belfield Community Development Corporation
Overall Neigh. Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition of structurally unsound properties. Encapsulations for rehabilitation of structurally sound properties. Cleaning vacant lots. Dead tree removal New tree plantings Land assembly for redevelopment Commercial revitalization & streetscape improvements
Justification:	Germantown possesses a rare combination of qualities that have for centuries attracted residents, merchants, and investors. The contiguous residential neighborhoods of Penn Area, Wister and Southwest Germantown surround a vital "Town Center" whose core is the intersection of Germantown & Cheltenham Avenues. 200 businesses are located nearby. This also a major transit hub where more than a dozen bus lines and two commuter rail lines carry shoppers and visitors daily. Vernon Park provides an attractive open space at the heart of this active commercial area. Homes range from modest early nineteenth century Federal townhouses with dormer windows and picket fences, to romantic Gothic mansions and Italianate villas. Residential investment, historic preservation and commercial revitalization should be encouraged in Germantown.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Olney</b>
P.A.S.	J – Olney/Oak Lane
Boundaries:	Godfrey Avenue on the north, Roosevelt Boulevard on the south, railroads on the west, Tacony Creek on the east.
Council District:	9 (Tasco)
Community Groups:	Greater Olney Community Council Olney-Feltonville Neighbors Association Eastern Pennsylvania Organizing Program
Justification:	<p>5<sup>th</sup> Street is a busy, vibrant commercial corridor that can benefit from commercial revitalization programs</p> <p>Fisher Park provides open space and recreation near 5<sup>th</sup> &amp; Godfrey. Tacony Creek park is another recreational resource.</p> <p>Neighborhood institutions: Olney High School, St. Helena’s Church and School, Incarnation Church and School, Olney Rec Center, Olney elementary School and the Front &amp; Olney shopping center.</p> <p>A number of vacant homes are owned by HUD which has an initiative to improve the management of these properties.</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>North Central</b>
P.A.S.	E - Lower North Philadelphia
Boundaries:	Broad St., Oxford St., 21 <sup>st</sup> St., Diamond St.
Council District:	5 (Clarke)
Market Type:	Distressed, reclamation
Redevelopment Area:	North Philadelphia Redevelopment Area
Community Groups:	Advocate Community Development Corporation, Berean Church Community Group , Cecil B. Moore CDC, Beech Interplex, North Philadelphia Housing Development Corp., Habitat for Humanity
Level of Organization:	Moderate
NTI Activities:	Demolition, encapsulation, vacant lot treatment and all other blight-related programs, land assembly and redevelopment for production of new housing, commercial revitalization, BID support, code enforcement, streetscape, home repair programs, workforce development, education, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>• Significant amount of previous investment and current commitment to new housing development in vicinity (Nehemiah, HFH, Homeownership Zone programs...).</li><li>• Active, capable CDCs to assist in organization and implementation efforts. Major investment interest and development resources may be found in Temple University.</li><li>• Investment and public interest in architecturally significant structures, on Diamond Street particularly, and nearby cultural institutions.</li><li>• Community of new homeowners may attract commercial development near this centrally located underserved area. Additional demolition will likely produce large parcels that meet developers' current standards for commercial development.</li><li>• Significant population of youth and unemployed (seniors, people on public assistance) to benefit from any socially-oriented program initiatives.</li></ul> <p><i>(formerly: "Habitat/North Central/ ACDC East")</i></p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Area:	<b>Strawberry Mansion</b>
PAS:	E – Lower North Philadelphia
Council District:	5 (Clarke)
Market Type:	Reclamation
Redevelopment Area:	North Philadelphia Redevelopment Area; Strawberry Mansion 1 URA (Lehigh, 31 <sup>st</sup> , York, Ridge)
Community Groups:	South Lehigh Action Council, Strawberry Mansion Citizen Participation Council, Upper Strawberry Mansion Civic Association and the newly formed Strawberry Mansion Civic Association
NTI Activities:	Demolition, encapsulation, vacant lot treatment, land assembly for new housing production, streetscape improvements, home repair programs, social services, education, workforce development, commercial district improvement, BID support, code enforcement.
Justification:	<p>Location near Center City, and Fairmount Park with all of its amenities and proposed improvements makes the area a desirable place to live. There is potential to leverage private investment.</p> <p>Proximity to neighborhoods to the south with strong housing markets suggests that the area may support market rate residential renovation and new construction. Some of the residential blocks north of York and west of 29th may be considered to be an intact and stable neighborhood with an apparent population of committed residents. There is a history of housing conservation programs here.</p> <p>Throughout the years, major urban renewal investments have created new shopping and housing. New investment can build on these earlier projects.</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Sharswood/ Brewerytown</b>
P.A.S.	E – Lower North Philadelphia
Boundaries:	Ridge Ave., Jefferson, 25 <sup>th</sup> , Oxford, 33 <sup>rd</sup> , Girard Ave. and N. College Ave.
Council District:	5 (Clarke)
Market Type:	Distressed, reclamation
Redevelopment Area:	North Philadelphia Redevelopment Area
Community Groups:	Sharswood-Brewerytown Civic Association
Level of Organization:	Moderate-High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition, encapsulation, vacant lot treatment and all other blight-related programs, land assembly and redevelopment for production of new housing, commercial revitalization, BID support, code enforcement, streetscape, home repair programs, workforce development, education, social services, youth programs.
Justification:	<p>These neighborhoods are adjacent to Girard College – a major institution and landmark - which may serve as a generator for community revitalization in the area. There is also the potential to benefit from the Spring Garden / Art Museum demand for market rate housing.</p> <p>Westrum Company plans a new residential development in Brewerytown</p> <p>PHA has invested in the Sharswood area recently, as evidenced by plans for new construction in vicinity of 2400-2500 N. College, and improvement of the Blumburg housing development in the vicinity of Jefferson and 23<sup>rd</sup> Streets.</p> <p>There is interest in redeveloping Ridge Ave., the eastern boundary of Sharswood, indicated in part by a recently published commercial revitalization study. Additionally, the Homeownership Zone is located near Ridge Avenue.</p> <p>Though the neighborhoods have deteriorating housing stock, the strategic location near Fairmount Park, Center City and areas with strong housing markets warrant the implementation of housing repair and renovation programs and vacant lot clearance to encourage new market rate residential development.</p> <p><i>Formerly part of NTI areas called, “Sharswood” and “Brewerytown/ Fairmount/ Francisville.”</i></p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Area:	<b>Francisville</b>
Area Boundaries:	Fairmount Avenue, Corinthian Avenue, Girard Avenue and Broad Street
PAS:	E – Lower North Philadelphia
Council District:	5 (Clarke)
Market Type:	Reclamation
Redevelopment Area:	North Philadelphia Redevelopment Area
Community Group:	Francisville CDC
NTI Activities:	Demolition, encapsulation, vacant lot treatment, land assembly for new housing production, infill housing; streetscape improvements, home repair programs, social services, education, workforce development, commercial district improvement, BID support, code enforcement.
Justification:	<p>The history of Francisville was recently examined by the Planning Commission in a Community Heritage study funded largely by the National Endowment for the Arts.</p> <p>Neighborhood anchors include Girard College, St. Joseph’s Hospital, St. Joseph’s Prep School, the City Health Center at 19<sup>th</sup> &amp; Fairmount, the Berean Institute and the headquarters of Project Home.</p> <p>Potential to benefit from private market investment immediately to the south.</p> <p>Adjacent to the North Broad Corridor</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Fairmount</b>
P.A.S.	E – Lower North Philadelphia
Boundaries:	Fairmount Avenue, Pennsylvania Avenue, railroad, Girard Avenue, Girard College, Corinthian Ave.
Council District:	5 (Clarke)
Market Type: Redevelopment Area:	Distressed, reclamation  North Philadelphia Redevelopment Area
Community Groups:	Fairmount Civic Association and Fairmount CDC
Level of Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Code enforcement, streetscape improvements, home repair programs, workforce development, social services, youth programs, and land assembly and redevelopment for production of new housing.
Justification:	Fairmount is part of the strong housing market of the “Art Museum Area.”  Fairmount Park is located adjacent to the neighborhood. The community has a strong athletic association.  The local CDC is sponsoring a neighborhood planning process at this time.  New market rate housing is proposed to the west of 30 <sup>th</sup> Street between Poplar and Girard. This pocket of high vacancy will require redevelopment actions in support of the private development.  <i>Formerly part of NTI area called, “Brewerytown/ Fairmount/ Francisville.”</i>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Area: **Fairhill/ St. Hugh**  
Boundaries: Lehigh Avenue to the AMTRAK railroad, "B" Street to 6<sup>th</sup> Street  
Council District: 7 (Savage)  
Type of Area: Reclamation  
Community Groups: H.A.C.E. - Hispanic Association of Contractors and Enterprises, Inc

Justification: This area was recently approved as a Redevelopment Area.

This densely populated area has significant housing needs. The main commercial street (5<sup>th</sup> Street) is an important part of neighborhood life. The contractor's association published a plan in May 1995, with OHCD funding and utilizing the Community Development Institute as a consultant/ collaborator.

HACE estimates that a total investment of \$70 million is needed over the ten-year life of their plan. This amount is divided among three anchor development areas (Fifth Street Development area, the Somerset Villas Urban Renewal area and the Villas del Caribe Development area). They project that the plan will result in approximately 800 units of housing newly constructed, rehabilitated and/or repaired. **Significant recommendations of the community plan are as follows:**

**Housing:**

- Rehabilitate vacant homes on stable blocks
- Build new housing with less density and more open space
- Provide resources to help existing homeowners maintain their homes.

**Crime & Safety:**

- Confront the drug problem from all sides, including block organization, law & curfew enforcement and land development

**Jobs & Businesses:**

- Provide employment through housing construction and maintenance
- Create programs for job training and placement. Create assistance to aid in small business start-

**Shopping and Neighborhood Services:**

- Improve appearance, parking, retail mix and security along their main Commercial corridor, North Fifth Street
- Attract and pursue a major, quality supermarket catering to the Latino population of the area, along with other like businesses.

**Recreation and Open Space:**

- Change Land use patterns to create more green space throughout the neighborhood.
- Improve the recreation centers that serve the neighborhood.
- Develop more youth programs.

*This NTI Planning Area was formerly known as "HACE."*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Hawthorne</b>
P.A.S.	B – South Philadelphia
Council District:	1, 2 (DiCicco, Verna)
Market Type:	Distressed/Reclamation
Boundaries:	S. 11 <sup>th</sup> Street, South Street, Broad Street, Washington Avenue
Redevelopment:	Partially within a Redevelopment Area
Community Groups:	Hawthorne Empowerment Coalition Hawthorne Community Council Avenue of the Arts, Inc. Southeast Avenue of the Arts Community Council Washington Avenue Business Association
Overall Neigh. Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Selective enhancement of vacant lots, streetscape improvements, home repair programs, acquisition for rehab or assembly, land assembly for redevelopment, new housing production (variety of homeownership and rental), commercial development programs, support of Business Improvement Districts.
Justification:	<ul style="list-style-type: none"><li>• The area has strong locational benefits, being close to Center City and the Avenue of the Arts corridor.</li><li>• A substantial amount of private investment is occurring in the areas closest to Center City.</li><li>• The reconstruction of the Martin Luther King public housing complex will help revitalize the Hawthorne neighborhood.</li><li>• Planning and investment by Universal Companies has potential to develop and improve sections of this community.</li></ul>

*This NTI Area was formerly part of the area called, "Hawthorne/ Universal Companies."*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>South of South</b>
P.A.S.	B – South Philadelphia
Council District:	1, 2 (DiCicco, Verna)
Market Type:	Distressed/Reclamation
Boundaries:	Broad Street, South Street, Schuylkill River, Washington Avenue
Redevelopment:	Partially within a Redevelopment Area
Community Groups:	South of South Neighborhood Association South Philadelphia H.O.M.E.S. Neighbors in Action South Street West Business Association Avenue of the Arts, Inc. Washington Avenue Business Association
Overall Neigh. Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Selective enhancement of vacant lots, streetscape improvements, home repair programs, acquisition for rehab or assembly, land assembly for redevelopment, new housing production (variety of homeownership and rental), commercial development programs, support of Business Improvement Districts.
Justification:	<ul style="list-style-type: none"><li>• The neighborhood association is sponsoring a community planning process at this time.</li><li>• A substantial amount of private investment is occurring in the areas closest to Center City.</li><li>• A five-year strategic plan was created in 1999 by Universal Companies and includes over \$350 million in proposals for a variety of residential, commercial and institutional redevelopment in this area. This amount includes close to \$60 million of required public investment. Some proposals are already underway.</li></ul>

*This NTI Area includes a portion of the area previously called, "Hawthorne/ Universal Companies."*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Point Breeze</b>
P.A.S.	B – South Philadelphia
Council District:	2 (Verna)
Market Type:	Reclamation
Boundaries:	Washington Avenue, S. 25 <sup>th</sup> Street, McKean Street, S. Broad Street
Redevelopment: Community Groups:	Within a Redevelopment Area Point Breeze Community Development Coalition Point Breeze Federation The Point Community Development Coalition Point Breeze Merchants Association South Philadelphia H.O.M.E.S. Neighbors in Action Avenue of the Arts, Inc. Washington Avenue Business Association
Overall Neigh. Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition, encapsulation, cleaning vacant lots, selective enhancement of vacant lots, streetscape improvements, home repair programs, acquisition for rehab or assembly, land assembly for redevelopment, new housing production (variety of homeownership and rental), commercial development programs, support of Business Improvement Districts, workforce development, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>• Potential is indicated by proximity to Center City and, more specifically, the Avenue of the Arts corridor.</li><li>• Significant private investment is occurring in the areas closest to Center City.</li><li>• The Point Breeze neighborhood contains South Philadelphia’s most significant “problem areas”, having experienced dramatic population decline. Long-term vacancy has become a problem of major proportions. This area has the greatest need for addressing blight and socioeconomic distress.</li><li>• Point Breeze is represented by active and engaged community organizations with a history of involvement in housing, gardens, murals.</li></ul>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods: **Grays Ferry**

PAS: B- South Philadelphia

Boundaries: Schuylkill River, Morris St., 25<sup>th</sup> St., Grays Ferry Ave.

Council District: 2 (Verna)

Market Type: Reclamation

Redevelopment:  
Community Groups: Within a Redevelopment Area

Overall Neigh.  
Organization: Grays Ferry Community Council  
Martin Luther King Village NAC  
Stringer Square Neighbors  
Tasker Homes Tenant Council

NTI Activities: Highly Active

*NTI Programs that would be especially beneficial:*

Demolition, encapsulation, cleaning vacant lots, selective enhancement of vacant lots, streetscape improvements, home repair programs, acquisition for rehab or assembly, land assembly for redevelopment, new housing production (variety of homeownership and rental), workforce development, social services, youth programs.

Justification:

During the past 40 years there have been many housing programs and urban renewal initiatives attempting to revitalize Grays Ferry.

Nearby industries have declined, and this reduces the employment that was historically tied to the Grays Ferry neighborhood.

Tasker Homes, located immediately to the south, will soon be redeveloped and this is expected to have major positive impacts.

Located within the study area of the Tidal Schuylkill Study sponsored by Schuylkill River Development Council. This study examines possible trails and greenways, and the reuse of vacant or underutilized riverfront lands.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood: **Jefferson Square/ Seventh Street**

P.A.S. B – South Philadelphia

Council District: 1 (DiCicco)

Market Type: Distressed/Reclamation

Boundaries: Washington Avenue, S. 7<sup>th</sup> Street, Mifflin Street, S. 9<sup>th</sup> Street, Wolf Street, S. 4<sup>th</sup> Street

Redevelopment: Partially within a Redevelopment Area

Community Groups: Seventh Street Roundtable  
Seventh Street Business Association  
Houston Community Center  
Interested Neighbors

Overall Neigh. Organization: Snyderville CDC  
United Communities CDC  
Jefferson Square CDC

NTI Activities: Greenwich Square NAC  
Weccacoe Community Development Corporation

Moderate

Justification:

*NTI Programs that would be especially beneficial:*

Demolition, encapsulation, selective enhancement of vacant lots, home repair programs, streetscape improvements, acquisition for rehab or assembly, land assembly for redevelopment, new housing production (homeownership and low-income and elderly rentals in particular), commercial development programs, support of Business Improvement Districts, workforce development, social services, youth programs.

- These neighborhoods are surrounded by relatively stable neighborhoods on all sides. Addressing the blight problems of this area will help to preserve the stability of eastern South Philadelphia.
- This area contains the largest concentration of vacant properties in South Philadelphia east of S. Broad Street.
- The area is located close to Center City and the Naval Business Center, two major employment centers with significant growth potential.
- Considerable public and private investment is occurring at the north end of Jefferson Square, as part of the Jefferson Square Revitalization
- A community plan was prepared for the Seventh Street neighborhood in 1998 by Planning Commission staff with the help of the Seventh Street Roundtable.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood: **Kingsessing and West Shore**  
(2 contiguous neighborhoods)

P.A.S. C – Southwest Philadelphia

Boundaries: Media branch railroad tracks, S. 45<sup>th</sup> Street, Paschall Avenue, S. 54<sup>th</sup> Street, Elmwood Avenue and Lindbergh Boulevard, S. 58<sup>th</sup> Street to Greenway, S. 61<sup>st</sup> Street, cemetery boundary, Cobbs Creek Park boundary, to Media branch railroad tracks again.

Council District: 3 (Blackwell), and a small portion of 2 (Verna)

Market Type: Reclamation

Redevelopment: Baltimore Avenue Business Association  
Fresh Start Partially within two Redevelopment Areas.

Community Groups: Community Development Corporation  
Positive Action Community Association  
Southwest Community Enrichment Center  
Southwest CDC  
West Shore Civic Association

Overall Neigh. Organization: Moderate

NTI Activities: *NTI Programs that would be especially beneficial:*  
Demolition, encapsulation, vacant lot treatment and all other blight-related programs. Assembly and redevelopment for production of new housing. Commercial revitalization and streetscape. Education and job programs.

Justification: These contiguous neighborhoods have similar problems and issues. They are blighted neighborhoods and they received planning attention in recent months and years.

Disinvestment has been scattered throughout the two neighborhoods, with concentrations of vacancy in the vicinity of the north boundary of the cemetery, and also near some of the major rail lines. Recent market-rate investment in the area tends to be in the north and east, nearer to major institutions such as University of Pennsylvania and the University of the Sciences.

In Kingsessing, a community plan was recently prepared which stresses housing rehabilitation in the vicinity of a local institution, Presbyterian Homes, Inc. Another locally-generated neighborhood plan has focused almost exclusively on provision of services to the residents.

Development opportunities exist around the perimeter of the designated area: 5000 and 5800 Woodland Avenue should be reviewed for environmental clearance before development takes place. At the far west end of the area, a development site at 1300 S. 58<sup>th</sup> Street, near Cobbs Creek Park, affords an opportunity for a relatively suburban residential environment

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>Mantua</b>
P.A.S.:	D – West Philadelphia
Boundaries:	31 <sup>st</sup> to 40 <sup>th</sup> , Spring Garden to Mantua Ave.
Council District:	3 (Blackwell)
Market Type:	Reclamation
Redevelopment:	Yes. Fully within a Redevelopment Area.
Community Groups:	Aspen/Olive CDC Mantua Peacemakers Mantua Community Planners
Overall Neigh. Organization:	Low
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> As a large blighted area containing many hundreds of vacant lots, Mantua will benefit from cleaning of vacant lots, enhancement of selected lots, demolition and encapsulation, assembly, redevelopment. Social interventions will be important because of low incomes and unemployment.
Justification:	Mantua is West Philadelphia's area of greatest need. The western portion of the neighborhood, which is the larger portion, has been neglected by public programs and the problems have grown to alarming levels. This needs to be addressed and the trend needs to be reversed.  In Mantua, NTI dollars will leverage major private investment: private developers Neighborhood Restorations and Pennrose Properties have prepared a plan to rehab houses and assemble land for renewal and new housing. Other private developers are also expressing interest in the area, along with People's Emergency Center CDC.  NTI efforts in Mantua will also be supported by the University of Pennsylvania and Drexel University.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>West Powelton/Saunders Park</b>
P.A.S.	D – West Philadelphia
Boundaries:	Market St. to Lancaster Ave., 38 <sup>th</sup> to 42 <sup>nd</sup> Streets
Council District:	3 (Blackwell)
Market Type:	Reclamation
Redevelopment:	Yes. It is within a Redevelopment Area
Community Groups	West Powelton Concerned Citizens Saunders Park Neighbors People's Emergency Center CDC (PECCDC)
Overall Neigh. Organization:	High
NTI Activities:	<p>This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.</p> <p><i>NTI Programs that would be especially beneficial:</i> Vacant lot treatment at selected locations, encapsulation of vacant buildings, housing acquisition and rehab for homeownership. Site improvements, street trees, and streetscape. Commercial revitalization.</p>
Justification:	<p>In this area, NTI programs will leverage investment by the private sector and non-profit sector, primarily because Peoples Emergency Center CDC is so active in the area. Already the CDC has solicited the participation of local banks and philanthropic foundations. PECCDC has rehabbed housing, built playgrounds and is now constructing a Welfare-To-Work center with job training, health and day care services. A neighborhood plan was recently completed with a focus on potential NTI programs.</p> <p>West Powelton and Saunders Park are not affluent or homogenous neighborhoods. In both areas, there is a mix of incomes and some vacancy. Sections of the neighborhoods need improvement.</p> <p>Some private reinvestment has happened here but this private momentum has not been steady and sustained over time.</p> <p>Major streets such as Market Street and 40<sup>th</sup> Street are blighted and in need of revitalization. Lancaster Avenue is being studied for commercial revitalization and a business association is actively representing the Lancaster Avenue shopping district.</p>

**Fact Sheet NTI Planning Corridor**

Philadelphia Planning Commission, April 2005

Corridor:	<b>Wynnefield</b>
P.A.S.	D – West Philadelphia
Council District:	4 (Campbell)
Market Type:	Steady, transitional, distressed. This reflects the diversity of housing types and sub-neighborhoods.
Redevelopment:	Wynnefield is not within a Redevelopment Area.
Community Groups:	Wynnefield Residents Association
Overall Neigh. Organization:	High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition, encapsulation, vacant lot treatment, dead tree removal, code enforcement, and home repairs programs. Streetscape improvements for 54 <sup>th</sup> Street Commercial Area, new housing for homeownership, rehabilitation of scattered vacant homes, and facilitation of community planning for Wynnefield.
Justification:	<p>Wynnefield covers a large area and it contains varied sections having different housing types. The southern section is a rowhouse neighborhood experiencing significant problems including vacancy, decreased home maintenance and crime. Action is needed to reverse negative trends.</p> <p>Wynnefield has been largely ignored by public programs since the early 1970's when it was an original Homesteading neighborhood. Wynnefield continues to have a high rate of homeownership. The neighborhood has a reputation as a racially integrated and affluent neighborhood having few problems. However even despite the homeownership rate, today's reality is very different. Pronounced neighborhood problems must be addresses in order to stabilize the Wynnefield area.</p> <p>The top priority for Wynnefield should be housing rehab and conservation in the rowhouse section located in the vicinity of 54<sup>th</sup> &amp; Gainor, and 54<sup>th</sup> &amp; Berks. Rental rehab and sales rehab will be appropriate. Strong tie-in with commercial revitalization of 54<sup>th</sup> St.</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood: **West Parkside**

P.A.S. D – West Philadelphia

Boundaries: R-6 Rail, Parkside Avenue, Belmont Avenue, Lancaster Avenue, 52<sup>nd</sup> Street

Council District: 4 (Campbell)

Market Type: Distressed

Redevelopment: West Parkside is located within a recently-established Redevelopment Area

Community Groups: Parkside Assn. of Philadelphia  
West Park homeowners  
Parkside Business Association  
Empowerment Zone Community Trust Board

Overall Neigh.  
Organization: Moderate

NTI Activities: *NTI Programs that would be especially beneficial:*  
Justification: Demolition, encapsulation, vacant lot treatment, tree removal. Code enforcement and home repair programs. New housing for homeownership. Rehabilitation of scattered vacant homes.

This neighborhood, adjacent to the Mann Music Center, is in need of housing rehabilitation. The 52<sup>nd</sup> Street corridor (vacant lots and development sites) will require a redevelopment strategy and a greening strategy. A new shopping center is proposed to be built on the east side of 52<sup>nd</sup> just north of the railroad overpass. The shopping center was part of the Empowerment Zone planning.

There is no recent community plan for West Parkside, but a Transit-Oriented-Development plan was recently completed for this community by Wallace Roberts and Todd (under contract with DVRPC). The plan talks about housing priorities in addition to transit-related recommendations. In the future, West Parkside could become a transit hub with stations serving the Schuylkill Valley Metro and the possible City Branch Light Rail route.

The Planning Area boundary includes the West Philadelphia Business Park, also known as the Parkside Industrial Park. This 60-acre tract is still largely available for new development. Maintenance, signage and visibility are issues associated with the industrial park.

Located where the industrial park meets the neighborhood, the Philadelphia Business and Technology Center occupies an older factory which has been renovated as rental space for small companies. The privately owned and managed Business and Technology Center is a focal point for local business meetings and meetings with Empowerment Zone and Enterprise Zone staff.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood: **Overbrook, Carroll Park and Haddington**

P.A.S. D – West Philadelphia

Boundaries: Market St. to Lancaster Ave. and Woodbine, 54<sup>th</sup> to 68th

Council District: 4 (Campbell)

Market Type: Reclamation, Distressed

Redevelopment: Most sections are located within a Redevelopment Area.

Community Groups: Haddington/ Cobbs Creek CDC  
Haddington Leadership Organization  
Carroll Park Community Council and NAC  
Overbrook Neighborhood Improvement Council

Overall Neigh. Organization: Moderate to High

NTI Activities: NTI activities that would be beneficial:

- Housing rehabilitation and stabilization
- Housing preservation and homeownership assistance programs
- Commercial Revitalization along 52<sup>nd</sup> Street, Lansdowne Ave.

Justification: These neighborhoods are densely populated and they have high rates of homeownership. There is significant stability and strength, but the housing stock is aging. Homes need to be preserved and younger families need to be attracted to move into this area.

Pockets of blight exist in certain sections: examples are Market Street and the 60<sup>th</sup> & Girard intersection. Market Street is undergoing a massive EI reconstruction project and the Planning Commission has received a TCDI grant to study the Market Street corridor.

Providing adequate neighborhood shopping is an important goal for these neighborhoods. Commercial corridors are in need of revitalization and the Haddington Progress Plaza Shopping Center should perform better to meet the shopping needs of residents.

The Lancaster Avenue corridor is underutilized and many properties are in poor condition. This is addressed in the Planning Commission's Corridor Study for Lancaster Avenue.

The Carroll Park neighborhood group has produced a Community Plan for a portion of this area, and a Redevelopment Area Plan was recently published for East Overbrook.

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:	<b>Frankford</b>
PAS:	K - "Near Northeast" (and upper part of PAS G)
Boundaries:	Tacony/Frankford Creek, "I" Street, Ramona St., Adams Ave., Roosevelt Blvd., Cheltenham Ave., Harbison and Torresdale Avenues
Council District:	7 (Savage)
Market Type:	Reclamation and Distressed
Redevelopment:	Meadow, Aramingo, and Pratt Street Redevelopment Areas.
Community Groups:	Frankford CDC, Frankford Group Ministries, Frankford Historical Society, Frankford United Neighbors CDC, Frankford Valley Business Association.
Overall Neigh. Organization:	Highly Active
NTI Activities:	<u><i>NTI Programs that would be especially beneficial:</i></u> Acquisition for Rehab/Assembly, Demolition, Vacant Lot treatment, Code Enforcement, Graffiti removal, Streetscape Improvements, Housing Rehab/New Housing Construction (elderly, low income, special needs), Support BID, Commercial revitalization and streetscape improvements, job creation, education, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>▪ Slight Population Loss</li><li>▪ Median Home Sales prices down</li><li>▪ Resident Income levels have dropped and are lower than city average</li><li>▪ Physical Deterioration of buildings/Physical decay and older buildings</li><li>▪ Increasing Residential, Commercial, and Industrial Vacancies</li><li>▪ Some Blight/Dangerous buildings</li></ul> <p>The Frankford Plan 2000, prepared by Frankford CDC, is an effective blueprint for neighborhood revitalization. It includes commercial revitalization strategies and plans for development of several opportunity sites central to the Frankford community.</p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:	<b>Wissinoming</b>
PAS:	K - "Near Northeast"
Boundaries:	Cheltenham Avenue to Levick Street, and Frankford Avenue to Delaware River.
Council District:	6 (Krajewski)
Market Type:	Distressed
Community Groups:	Wissinoming Business Association
Overall Neigh. Organization:	Moderate
NTI Activities:	<u><i>NTI Programs that would be especially beneficial:</i></u> Code Enforcement, Graffiti removal, Streetscape Improvements, Housing Rehab/New Housing Construction (elderly, low income, special needs), Commercial revitalization and streetscape improvements, job creation, education, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>▪ Slight Population Loss</li><li>▪ Median Home Sales prices down</li><li>▪ Owner to Renter Occupied Housing ratio down 1% last decade</li><li>▪ Resident Income levels have dropped and are lower than city average</li><li>▪ Increasing Residential, Commercial, and Industrial Vacancies</li><li>▪ Lacks a neighborhood shopping center</li><li>▪ Quality of life issues</li><li>▪ Activities for youth</li></ul>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:

**Upper Holmesburg**

PAS:

L - "Far Northeast"

Boundaries:

Council District:

Pennypack Creek, Frankford Avenue, Linden, and I-95.

Market Type:

6 (Krajewski)

Redevelopment:

Transitional

Community Groups:

No

Overall Neigh.  
Organization:

No Active Civic or Business Associations

Not Applicable

NTI Activities:

*NTI Programs that would be especially beneficial:*

Facilitate Community Planning, Home Repair Programs, Commercial Development Programs, Code Enforcement, Streetscape Improvements, Housing Rehab/New Housing Construction (elderly, low income, special needs), job creation, education, social services, and youth programs.

Justification:

- Large Commercial/Industrial area that is vacant
- Physical Deterioration of older structures
- Median Home Sales prices down
- Owner to Renter Occupied Housing ratio down 1% last decade

Neighborhoods:	<b>Fox Chase</b>
PAS:	K - "Near Northeast"
Boundaries:	Cottman Avenue, NY Short Line Railroad, Pennypack Park, County Line
Council District:	10 (O'Neill)
Market Type:	<i>Steady</i>
Redevelopment:	None
Community Groups:	Fox Chase Business Association, Fox Chase Civic Association, Fox Chase Homeowners Association
Overall Neigh. Organization:	Moderately Active
NTI Activities:	<p><u><i>NTI Programs that would be especially beneficial:</i></u> Commercial Revitalization, Economic Development/Marketing Plans, Code Enforcement, Graffiti Removal, Streetscape Improvements, Support BID. Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.</p> <p>With support from the Commerce Department, a commercial revitalization study is underway for Fox Chase.</p>
Justification:	<p>The Five Points Shopping Center services and connects four large neighborhoods (Fox Chase, Burholme, Upper Northwood, and Lawndale) at the intersection of Oxford, Cottman, and Rising Sun Avenue. The land use near this intersection is primarily commercial, but it also mixed with some office and some residential land use (which fronts the major streets). The streets in this area all carry high volumes of auto and pedestrian traffic, but is not friendly for either. Commercial activity is waning and could benefit from minor design improvements. Though relatively stable, this commercial intersection lacks economic sustainability due to poor aesthetic dimension. This crossroad has the potential to create a very desirable "sense of place."</p> <p><i>This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Four of NTI, the four neighborhoods are being considered separately.</i></p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:	<b>Burholme</b>
PAS:	K - "Near Northeast"
Boundaries:	Cottman Avenue, NY Short Line Railroad, Rhawn Street, Algon Avenue
Council District:	10 (O'Neill) and 7 (Savage)
Market Type:	Steady
Redevelopment:	None
Community Groups:	Burholme Civic Association
Overall Neigh. Organization:	Moderately Active
NTI Activities:	<p><u><i>NTI Programs that would be especially beneficial:</i></u> Commercial Revitalization, Economic Development/Marketing Plans, Code Enforcement, Graffiti Removal, Streetscape Improvements, Support BID. Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.</p>
Justification:	<p>Cottman Avenue is a major street bordering the neighborhood and a principal access route to Burholme. The Five Points Shopping Center services and connects four large neighborhoods (Fox Chase, Burholme, Upper Northwood, and Lawndale) at the intersection of Oxford, Cottman, and Rising Sun Avenue.</p> <p><i>This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Four of NTI, the four neighborhoods are being considered separately.</i></p>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods: **Upper Northwood**

PAS: K - "Near Northeast"

Boundaries: Cottman Ave., Roosevelt Blvd., Oxford Avenue

Council District: 10 (O'Neill) and 7 (Savage)

Market Type: Steady to Transitional

Redevelopment: None

Community Groups: Upper Northwood Community Council

Overall Neigh. Organization: Moderately Active

NTI Activities:

*NTI Programs that would be especially beneficial:*

Commercial Revitalization, Economic Development/Marketing Plans, Code Enforcement, Graffiti Removal, Streetscape Improvements, Support BID. Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.

Justification:

This is another neighborhood bordering the "Five Points" intersection at Cottman, Oxford and Rising Sun Avenues. Upper Northwood is also adjacent to the major shopping area for the Lower Northeast, located at Cottman & Bustleton. Another commercial corridor exists along Castor Avenue, running north-and-south through the neighborhood.

The southern border of Upper Northwood is Oxford Circle, located in a densely-populated row house area near major highways and SEPTA bus routes.

*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Four of NTI, the four neighborhoods are being considered separately.*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:	<b>Lawndale/ Lawncrest</b>
PAS:	K - "Near Northeast"
Boundaries:	Cottman Avenue, Tookany Creek, Montgomery County, Levick, Tabor, Godfrey, Whitaker, Pennway Street, Oxford Avenue.
Council District:	10 (O'Neill), 9 (Tasco), and 7 (Savage)
Market Type:	Distressed, Transitional, Steady
Redevelopment:	No
Community Groups:	Lawndale Community Association Cedar Grove Civic Association
Overall Neigh. Organization:	Moderate to high
NTI Activities:	<u><i>NTI Programs that would be especially beneficial:</i></u> Acquisition for Rehab/Assembly, Encapsulation, Code Enforcement, Graffiti removal, Streetscape Improvements, Housing Rehab/New Housing Construction (elderly, low income, special needs), education, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>▪ Slight Population Loss</li><li>▪ Median Home Sales prices down</li><li>▪ Owner to Renter Occupied Housing ratio down 1% last decade</li><li>▪ Resident Income levels have dropped and are lower than city average</li><li>▪ Physical Deterioration of buildings/Physical decay and older buildings</li><li>▪ Commercial revitalization plans exist for Rising Sun Ave.</li></ul>

*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." Additionally, this area has been expanded to include the NTI Area formerly known as "Crescentville/ Cedar Grove."*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods: PAS:	<b>Parkwood</b>
Boundaries:	L - "Far Northeast"
Council District:	Poquessing Creek, Roosevelt Boulevard, Southhampton, Thornton, Woodhaven.
Market Type:	10 (O'Neill)
Redevelopment:	Transitional
Community Groups:	None
Overall Neigh. Organization:	Parkwood Area Planning Council
NTI Activities:	Moderately Active
	<u><i>NTI Programs that would be especially beneficial:</i></u> Code Enforcement, Graffiti Removal, Streetscape Improvements. Some of the improvements considered for this area might range from façade improvements, enhancements to landscapes, pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design.
Justification:	<ul style="list-style-type: none"><li>▪ Early signs of housing neglect and lack of maintenance</li><li>▪ Trash, litter, graffiti: quality of life issues</li><li>▪ Some problems with youth, loitering</li><li>▪ Upkeep of public property is a problem. A large percentage of the land is publicly-controlled: playground, school and many sections of the Poquessing Park system; and green rights-of-way extending into the community</li></ul>

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhoods:	<b>Callowhill/ Chinatown North</b>
PAS:	A – Center City
Boundaries:	8 <sup>th</sup> St. to Broad St., Vine Street to Spring Garden St.
Council District:	1 (DiCicco)
Market Type:	Distressed
Redevelopment:	Partially within a Redevelopment Area
Community Groups:	Callowhill Neighborhood Association Philadelphia Chinatown Development Corporation
Overall Neigh. Organization:	High
NTI Activities:	This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.

**NTI Programs that would be especially beneficial:**

Adaptive reuse of vacant buildings as residential (low income, market rate, special needs).  
Commercial Development Programs, code enforcement, streetscape Improvements, social services, youth programs.  
Cleaning of railroad row., industrial parcels, streets and sidewalks.

Justification:	<p>This area contains an underutilized portion of the 10<sup>th</sup> Street corridor which has been studied for redevelopment potential.</p> <ul style="list-style-type: none"><li>• Reading Railroad row. crosses the city grid diagonally leaving large vacant lots unusable.</li><li>• Out of 45 properties along 10<sup>th</sup> Street, 14 of them are vacant. Original uses for most of the vacant buildings were commercial and industrial.</li><li>• Out of +/- 202,800 sq. ft. of land, more than 50 % (+/114,000sq.ft.) is vacant buildings and abandoned trash littered vacant lots.<ul style="list-style-type: none"><li>• Some closed off sidewalks and alleys are covered with trash and overgrowth.</li></ul></li></ul> <p>Regarding the area in general –</p> <ul style="list-style-type: none"><li>• Roman Catholic High School, Broad &amp; Vine, has a plan for expansion</li><li>• Hing Wah Yuen, a 50 unit residential complex, initiated the residential development of Chinatown North, followed by the second phase of residential development on Wood and 9<sup>th</sup> Streets.</li><li>• As a result of an increase in residential population, Holy Redeemer Church recently built a new school with a library at the corner of Vine and 10<sup>th</sup> Streets.</li><li>• Across from the new school, there is a proposal for a new community center for the Chinese community.</li></ul>
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*Formerly: “Chinatown North/ 10<sup>th</sup> Street Corridor”*

**Fact Sheet for NTI Planning Area**

Philadelphia City Planning Commission, April 2005

Neighborhood:	<b>North Broad Street Corridor</b>
P.A.S.	E and a small portion of F - Lower North and Upper North Philadelphia
Boundaries:	Properties along North Broad Street from City Hall to Glenwood Avenue
Council District:	5 (Clarke) and a small portion of 8 (Miller)
Market Type:	Ranges from Reclamation to Regional Choice and includes some Non-Residential
Redevelopment Area:	North Philadelphia Redevelopment Area
Community Groups:	Avenue of the Arts-North Study Group and approximately 10-12 neighborhood organizations
Level of Organization:	Moderate-High
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Demolition, encapsulation, vacant lot treatment and all other blight-related programs, land assembly and redevelopment for production of new commercial, institutional, cultural and parking developments along with revitalization of existing commercial and/or institutional and cultural uses. New housing and BID support, code enforcement, streetscape, home repair programs, workforce development, education, social services, youth programs.
Justification:	<ul style="list-style-type: none"><li>• This corridor is part of the City's major North-South arterial. It leads directly to and from City Hall and downtown and serves as a vital thoroughfare in and out of our City. It is one of the most heavily traveled streets in our City and its appearance leaves an impression for all those who use it.</li><li>• It serves as home to one of the City's main institutions, Temple University, therefore is seen by many from outside of the City.</li><li>• The neighborhoods along it are some of the best and at the same time some of the worse and need to be improved and/or maintained.</li><li>• The area is and has been studied for improvements to as to make it more attractive and to encourage development along it.</li><li>• Some of the neighborhoods that straddle it have had major planning and/or development take place and that is a continuing effort.</li></ul>

**Fact Sheet for NTI Planning Corridor** Philadelphia City Planning Commission, April 2005

Corridor: P.A.S.	<b>Lancaster Avenue from 52<sup>nd</sup> Street to 63<sup>rd</sup> Street</b> D – West Philadelphia
Council District:	4 (Campbell) and a small portion -3 (Blackwell)
Market Type:	Distressed
Redevelopment:	Yes. It is within a Redevelopment Area
Community Groups:	Overbrook Neighborhood Improvement Committee Lancaster Ave. Business Assn. Wynnefield Residents Assn. (adjacent)
Overall Neigh. Organization:	Moderate
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Vacant lot treatment at selected locations, and the cleaning and ongoing maintenance of vacant lots. Much of the vacant land is on embankments owned by the railroad and cleaning/landscaping is needed here. Assembly of land for new commercial development, at four specific locations along the Avenue. Streetscape, sidewalks, landscape improvements. Maintenance of public property containing schools, parks, squares.
Justification:	<p>In 2000, the Planning Commission published a revitalization plan for this portion of Lancaster Avenue. The Plan follows-up on recommendations contained in The West Philadelphia Plan (1994), which states that this stretch of Lancaster Avenue has high traffic volume and development potential, but properties are underutilized and the open spaces are poorly maintained and strewn with trash.</p> <p>The Lancaster Avenue revitalization plan calls for reconstruction of the roadway and sidewalks with better landscaping and pedestrian amenities. The plan also proposes a standardized fencing and shrubbery design that individual business-owners would install themselves, creating a softened appearance and a consistent visual theme. New commercial redevelopment is also proposed at specific points along Lancaster Avenue. Vacant lands, including those owned by AMTRAK and the City and School District, must be maintained in a better fashion.</p> <p>Other sections of Lancaster Avenue are in need of improvement too, but this portion has high development potential and there were concerned businesspersons and politicians involved in the planning.</p>

Corridor:	<b>AMTRAK Northeast Corridor route in Philadelphia</b>
PAS:	(located in several sections of the city)
Location:	From Bensalem and Torresdale, through Northeast and North Philadelphia; crossing the Schuylkill River near Girard Avenue; to 30 <sup>th</sup> Street Station; through University City and Southwest Philadelphia
Redevelopment:	Most of the corridor is not within a Redevelopment Area. Even in North Philadelphia (East of Broad Street and near Erie Avenue), the majority of the corridor is not within a Redevelopment Area.
NTI Activities:	<i>NTI Programs that would be especially beneficial:</i> Blight removal involving demolition, and cleaning and ongoing maintenance of vacant lots. Graffiti removal. Installation of landscaping, trees, fencing, buffer treatments. Assembly of land for new development.
Justification:	<p>Passengers traveling through our city on the AMTRAK Northeast Corridor will spend approximately one-half hour in Philadelphia, covering a 20-mile route in the city. Trains are operating at slower speeds in Philadelphia and therefore the scenery from the trains has greater visibility.</p> <p>What do the passengers see of Philadelphia? They see far too many vacant buildings, vacant lots, overgrown weeds, broken windows, graffiti-covered walls. They see junk yards and neglected industrial lands. Much of the surroundings are blighted, and this is the image that people take with them after riding the train through the area.</p> <p>The passengers also see a breathtaking view of the Schuylkill River and Fairmount Park, but it is a fleeting glimpse. More needs to be done to improve the view of Philadelphia from the trains, and NTI is an opportunity to address this problem.</p> <p>Who are the passengers on the AMTRAK trains? The train riders are businesspeople, investors, politicians and people representing many of the professions involved in urban planning, architecture, urban affairs and civic affairs. When we think about shaping the image of our city through marketing and public relations, this is a very important group of people.</p>

**NTI FY08 Program and Budget Statement**

**Appendix C**

**Residential Demolition**

**Neighborhood Transformation Initiative  
FY03 - FY07 Master Demolition Schedule**

Bid Package No.	Neighborhood	Council District	No. of Demos.'s	Start Inspections	Complete Decision Meetings	Approval by District Council	Start Design	Complete Design	1st Ad In Press	Open Bids	Notice of Award	Notice to Proceed	Start Asbestos Abatement	Start Demolition	Actual/Projected Completion Date
1	Strawberry Mansion	5	-	Complete	Complete	Complete	Complete	Complete	Complete	CANCELLED BY CITY					
001A	Strawberry Mansion	5	31	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
005/006	Marbus	3	118	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
002	Frankford	7	24	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
003/004	Northwest	6	9	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007A	Toga A	8	83	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007B	Toga B	8	10	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007C	Toga C	8	12	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007D	Toga D	8	13	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007E	Toga E	8	18	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007F	Toga F	8	21	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
022	Cross/Greenwich	2	11	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
	Deconstruction Pilot	3	2	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
010	Kingsessing	2	171	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
024	West Toga	8	31	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
008/009	C. B. Moore	5	203	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC1	AACC1 - CD3	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC1	AACC1 - CD7	7	2	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC1	AACC1 - CD8	8	3	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
011	St. Hugh's	7	48	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
023	E. Germantown	8	16	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
025	Broad & Lehigh	8	8	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
005/006A	W. Philadelphia	3	75	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
015	Strawberry Mansion	5	85	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC2	AACC2 - CD5	5	14	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete
AACC2	AACC2 - CD7	7	9	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete
AACC2	AACC2 - CD8	8	5	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete







**Neighborhood Transformation Initiative  
FY03 - FY07 Master Demolition Schedule**

Bid Package No.	Neighborhood	Council District	No. of Demo.'s	Start Inspections	Complete Decision Meetings	Approval by District Council	Start Design	Complete Design	1st Ad In Press	Open Bids	Notice of Award	Notice to Proceed	Start Asbestos Abatement	Start Demolition	Actual/Projected Completion Date
72	Daggel Street	4		4Q07	4Q07	1Q08	1Q08	1Q08	1Q08	1Q08	1Q08	1Q08	1Q08	1Q08	2Q08
73	Indiana Street	7	46	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q07	4Q07	4Q07	1Q08
74	Paton Street	5	44	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q07	4Q07	4Q07	1Q08
75	Southwest Germantown	8		Complete	Complete	4Q08	4Q08	4Q08	4Q08	4Q08	4Q08	4Q08	4Q08	4Q08	1Q08
76	Lower Frankford	7	44	Complete	Complete	Complete	4Q07	4Q07	4Q07	4Q07	4Q07	4Q07	4Q07	1Q08	1Q08
77	Clearfield Street	4		Complete	Complete	4Q07	4Q07	4Q07	4Q07	4Q07	4Q07	1Q08	1Q08	1Q08	1Q08
78	Graiz Street	5	33	Complete	Complete	Complete	4Q07	4Q07	4Q07	4Q07	4Q07	4Q07	4Q07	1Q08	1Q08

**NTI FY08 Program Statement and Budget**

**Appendix D**

**Large Vacant Building Demolition**

No.	Dir	Street	Estimated Demo Cost (excluding asbestos)	Building Description	Lot Size	Status Notes
2704-24	W	Diamond Street	\$250,000	Industrial garage		<b>L&amp;I to re-inspect and move to equity court</b>
3033	w	Glenwood Ave	\$30,000	Old multi-story industrial building		<b>Awaiting approvals from Public Property</b>
2801	N.	American Street	\$380,000	operating tire business w/overgrown lot		<b>Awaiting NTI acquisition for demolition</b>
1711	W	Allegheny Avenue	\$400,000	Vacant multi-story Industrial Building		<b>L&amp;I to re-inspect and move to equity court</b>
423-31	E	Collom Street	\$90,000	2-story brick building abutting 437 E. Collom Street	12,469	<b>L&amp;I to re-inspect and move to equity court</b>
437-49	E	Collom Street	\$150,000	2-story brick building abutting 433 E. Collom Street.	31,400	<b>L&amp;I to re-inspect and move to equity court</b>
312	W.	Coulter Street	\$120,000	burnout auto repair shop		<b>L&amp;I to re-inspect and move to equity court</b>
3030	N.	20th Street		2 story-w/o roof		<b>Curbside demo 80% complete</b>
2026	W	Clearfield Ave		Industrial shell		<b>Curbside demo 80% complete</b>
3312 – 14	N	15 <sup>th</sup> Street	\$130,000			<b>L&amp;I re-inspected &amp; move to court action</b>
5260		Belfield Ave	\$230,000			<b>L&amp;I re-inspected &amp; move to court action</b>
4711 Rear		Germantown Ave	\$325,000	burnout Church building		<b>Waiting for Council action</b>

**NTI FY08 Program Statement and Budget**

**Appendix E**

**Maps of Areas Eligible for Equitable  
Development Strategy and  
Affordable Rental Funding**

**NTI FY08 Program Statement and Budget**

**Appendix F**

**List of Commercial Corridors Eligible for  
Commercial Corridor Support Program  
Funding**

**Commercial Centers, by City Council Districts, City of Philadelphia**  
Philadelphia City Planning Commission, Philadelphia *Shops* Inventories

<b>City Council District(s)<sup>1</sup></b>	<b>Commercial Center Name</b>	<b>Planning Commission Inventory #</b>	<b>Included in 2002-2003 Inventory Sample<sup>2</sup></b>
<b>1st District</b>			
1	Market East - Center City	3	
1	Chinatown	5	Yes
1	Old City/The Bourse	6	
1	5th and Delancey	7	
1	South Street/Front-8th	10	
1	South Street/8th-12th	11	Yes
1	South 4th St & vicinity	20	
1	Ninth Street - Italian Market	21	Yes
1,2	Broad, Tasker, Morris	22	Yes
1	Hoa Binh Market/6th and Ellsworth	23	Yes
1	Riverview Plaza	24	Yes
1	Southport Plaza	25	Yes
1	Pennsport Mall/South Second Street and Vicinity Snyder Plaza & Vicinity (to incl. Columbus Commons)	26	Yes
1	28	Yes	
1	Pier 70 Plaza	29	Yes
1	South Seventh Street	32	Yes
1,2	Oregon Ave/5th-13th Sts	31	
1	Reed and Passyunk	33	Yes
1	East Passyunk	34	Yes
1,2	Broad and Snyder	35	Yes
1	Tenth and Snyder and Vicinity	36	Yes
1,2	Broad and Oregon	38	
1,2	Broad and Washington	51	Yes
1,2	Broad and South	53	Yes
1,5	5th and Spring Garden	150	
1	2nd and Fairmount	151	
1,5	2nd and Girard	152	Yes
1,7	Front and Kensington	190	Yes
1	Frankford & Susquehanna	192	
1	Lehigh and Trenton	193	
1,7	Kensington & Somerset	194	Yes
1	Frankford and Allegheny	196	Yes
1,7	Kensington and Allegheny	197	Yes
1,7	Kensington Ave./Harrowgate	198	Yes
1,7	Erie Ave./Juniata Park Vicinity	201	Yes
1,7	Castor and Sedgley	202	Yes
1,6	Aramingo Avenue	206	Yes
1,6	Richmond and Allegheny	207	Yes
1	Port Richmond Shopping Center	208	Yes
1,5	East Girard Avenue	209	Yes
1,6	Frankford Ave/Bridge-Pratt	287	Yes
1,6	Wakeling and Aramingo	288	Yes
1,6	Harbison and Torresdale Avenue	289	Yes

**2nd District**

2,5	Market West - Center City	1	
2,1	Broad, Tasker, Morris	22	Yes
2	Whitman Plaza & Vicinity	30	Yes
2,1	Oregon Ave/5th-13th Sts	31	
2,1	Broad and Snyder	35	Yes
2,1	Broad and Oregon	38	
2	Packer Park	39	
2	Broadview Plaza	40	
2	Penrose and Packer	41	
2	West Oregon	44	Yes
2	24th Street /Oregon-Passyunk (to incl. Quartermaster site)	45	Yes
2	20th and Passyunk	46	Yes
2	Snyder Ave/17th-23rd	47	Yes
2	Wilson Park	48	
2	24th and Point Breeze	49	Yes
2	Point Breeze Avenue	50	Yes
2,1	Broad and Washington	51	Yes
2	Washington Avenue West	52	Yes
2,1	Broad and South	53	Yes
2	South Street/Grad Hospital	54	Yes
2	South and Grays Ferry	55	Yes
2	30th and Grays Ferry	56	Yes
2	International Airport	59	
2	Penrose Plaza	60	Yes
2	Bluebell Shopping Center	62	
2	Elmwood Avenue	64	Yes
2	Jerry's Corner	65	
2	Woodland Ave	66	Yes
2,3	Chester Avenue	68	Yes

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**3rd District**

3	54th and Woodland	67	Yes
3,2	Chester Avenue	68	Yes
3	58th and Florence	70	Yes
3	52nd and Chester	71	Yes
3	58th and Baltimore	80	Yes
3	55th and Baltimore	81	Yes
3	50th and Baltimore	82	Yes
3	46th and Baltimore	83	
3	30th Street and Vicinity	84	Yes
3	34th and Walnut and vicinity	85	Yes
3	40th & Market and Vicinity	87	Yes
3	42nd-49th/Market-Locust	88	Yes
3	48th and Spruce	89	Yes
3	52nd Street	92	Yes
3	52nd Street-South	94	Yes
3	56th and Cedar	97	Yes
3	56th and Spruce	98	
3,4	56th and Market	99	Yes
3	57th and Walnut	102	
3,4	60th Street	103	Yes
3	60th Street South	105	
3,4	63rd and Market	106	Yes

3	52nd and Haverford	117	Yes
3,4	North 52nd Street	118	Yes
3,4	40th and Girard	131	Yes
3	35th and Haverford	132	Yes
3	48th and Brown Streets	133	Yes
3	40th and Lancaster	134	Yes
3	36th and Lancaster	135	Yes

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**4th District**

4,3	56th and Market	99	Yes
4,3	60th Street	103	Yes
4,3	63rd and Market	106	Yes
4	Cityline Shopping Center	110	
4	Haverford Avenue	111	
4	6500-6800 Haverford Ave.	112	Yes
4	63rd and Girard	113	Yes
4	60th and Girard	114	Yes
4	Progress Haddington Plaza	116	Yes
4,3	North 52nd Street	118	Yes
4	Lansdowne Avenue	119	Yes
4	Lancaster Ave, 53rd-61st	120	Yes
4	63rd St./ Malvern-City Ave.	122	Yes
4	54th St. and Berks Ave.	123	Yes
4	Bryn Mawr and Wynnefield	124	Yes
4	54th St. and City Ave.	125	Yes
4	Wynnefield	126	Yes
4	City Ave & Belmont vic.	127	
4	Pathmark Super Center	128	
4	Balwynne Park	129	
4	Main Street - Manayunk	211	
4	Ridge Avenue - Roxborough	212	Yes
4	Ivy Ridge Center & Vicinity	214	Yes
4	Andorra Shopping Center	216	Yes
4	Roxborough Market Square	218	Yes
4	East Falls	230	

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**5th District**

5,2	Market West - Center City	1	
5	Parkway - Logan Circle	2	
5	Rodin Place & vicinity	4	
5	West Girard	140	Yes
5	24th and Fairmount	141	Yes
5	Fairmount and Corinthian	142	Yes
5	20th and Green	143	Yes
5	18th and Fairmount	145	Yes
5	Broad and Ridge	147	Yes
5	15th and Spring Garden	148	
5,1	5th and Spring Garden	150	
5,1	2nd and Girard	152	Yes
5	Girard & Marshall	153	Yes
5,7	6th and Germantown	154	Yes
5	Broad and Girard	155	Yes
5	Girard and Ridge	156	Yes
5	Progress Plaza	157	Yes

5	Broad and Cecil B. Moore	158	Yes
5	Ridge and Cecil B. Moore	159	Yes
5	27th and Cecil B. Moore	160	Yes
5	Broad and Susquehanna	161	Yes
5	22nd and Diamond	162	Yes
5	31st and Norris	163	Yes
5	Ridge and Diamond	164	Yes
5	Strawberry Square	165	Yes
5	29th and Lehigh	167	Yes
5	26th and Lehigh	168	Yes
5,8	Broad, Germantown, and Erie	176	Yes
5	1025 West Erie and Vicinity	178	Yes
5,8	Station Center	179	Yes
5,7	Germantown & Lehigh Aves.	180	Yes
5,1	East Girard Avenue	209	Yes
5,7	5th and the Boulevard	243	Yes

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**6th District**

6	Richmond St/Bridesburg	204	Yes
6,1	Aramingo Avenue	206	Yes
6,1	Richmond and Allegheny	207	Yes
6,1	Frankford Ave/Bridge-Pratt	287	Yes
6,1	Wakeling and Aramingo	288	Yes
6,1	Harbison and Torresdale Avenue	289	Yes
6	Torresdale Ave-Wissinoming	290	Yes
6	6200 Keystone	291	Yes
6	Torresdale Ave. & Levick St.	292	Yes
6	Torresdale Avenue-Tacony	293	Yes
6	Frankford Ave.-Lower Mayfair	295	Yes
6	Roosevelt Plaza & Vicinity	296	Yes
6	Bustleton and the Boulevard	297	Yes
6	Bustleton Ave/Tyson-Unruh	298	
6,7	Castor and Magee	300	Yes
6,7	Castor and Benner	301	
6,7,9	Oxford Circle	302	Yes
6,7	Bustleton and Tustin vic	314	
6,7	Bells Corner	315	
6,7	Boulevard/Pennypack Circle	316	
6,7,10	Castor and Cottman	322	Yes
6,7,10	Sears/Cottman-Bustleton Center	324	Yes
6,7	Roosevelt Mall	326	Yes
6	Roosevelt/Tyson-Cottman	328	Yes
6	Frankford Ave.-Mayfair	330	Yes
6	Frankford Ave-Holmesburg	331	
6	Torresdale and Rhawn	332	
6,10	Holmesburg Shopping Center	340	Yes
6	8800 Torresdale Avenue	341	Yes
6,10	Frankford and Megargee	342	Yes
6,10	Frankford and Linden	344	Yes
6	Del-Air Shopping Center	346	Yes
6,10	Holme Circle	358	
6	Blue Grass Plaza	360	Yes
6,7	Northeast Shopping Center	362	Yes
6,7,10	Grant and the Boulevard (includes Whitman site)	363	Yes

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**7th District**

7,5	6th and Germantown	154	Yes
7,5	Germantown & Lehigh Aves.	180	Yes
7	5th and Lehigh	181	Yes
7	Lehigh and American	183	Yes
7	Front and Allegheny	185	Yes
7,1	Front and Kensington	190	Yes
7,1	Kensington & Somerset	194	Yes
7,1	Kensington and Allegheny	197	Yes
7,1	Kensington Ave./Harrowgate	198	Yes
7	Harrowgate Plaza	199	Yes
7	Hunting Park Ave/Juniata Park	200	Yes
7,1	Erie Ave./Juniata Park Vicinity	201	Yes
7,1	Castor and Sedgley	202	Yes
7,5	5th and the Boulevard	243	Yes
7	Rising Sun and Wyoming	244	
7	D and Wyoming	245	
7	Castor and Wyoming	284	Yes
7	Frankford Ave./Church St.	285	Yes
7	Frankford Ave./Margaret-Orthodox	286	Yes
7,6	Castor and Magee	300	Yes
7,6	Castor and Benner	301	
7,9,6	Oxford Circle	302	Yes
7,10	Dungan Road	312	Yes
7,6	Bustleton and Tustin vic	314	
7,6	Bells Corner	315	
7,6	Boulevard/Pennypack Circle	316	
7,10	Bustleton Ave-Rhawnhurst	317	
7,10	Castor and Glendale vic	320	
7,10	Cottman/Loretto-Algon	321	Yes
7,6,10	Castor and Cottman	322	Yes
7,6,10	Sears/Cottman-Bustleton Center	324	Yes
7,6	Roosevelt Mall	326	Yes
7,6	Northeast Shopping Center	362	Yes
7,6,10	Grant and the Boulevard (includes Whitman site)	363	Yes
7,10	Bustleton/Welsh/Grant and Vicinity	364	Yes
7,10	Krewstown Center	366	Yes
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<b>8th District</b>			
8	North 22nd St/Hope Plaza	170	Yes
8	20th and Erie	172	Yes
8	Germantown/Staub-St. Paul	173	Yes
8	Broad and Wingohocking	174	Yes
8,5	Broad, Germantown, and Erie	176	Yes
8,5	Station Center	179	Yes
8	Chestnut Hill	220	Yes
8	Market Square-- Chestnut Hill	222	Yes
8	Mt. Pleasant/Lincoln-Emlen	223	Yes
8	Mount Airy Shopping District	224	Yes
8	Germantown Ave./Gorgas-Upsal	225	Yes
8	Germantown Ave./High-Upsal	226	Yes
8	Central Germantown & Vicinity	228	Yes
8	Pelham Plaza	229	Yes
8	Wayne Ave/SW Germantown	232	Yes
8	Lower Germantown	235	Yes
8	Chew and Cheltenham	237	Yes

8	Chew and Washington	238	Yes
8,9	Broad & Lindley - Logan	240	Yes
8,9	11th and Loudon	241	
8,9	Broad and Olney	253	Yes
8,9	Broad and Stenton/Godfrey	255	Yes
8	Ogontz and Champlost	256	
8	Godfrey and Ogontz	257	
8	Chelten Ave/Ogontz-Wister	258	
8,9	Stenton Avenue and Washington Lane	260	Yes
8,9	Stenton & Mt. Airy Ave	262	
8,9	Old York Road and Oak Lane	273	Yes
<b>9th District</b>			
9,8	Broad & Lindley - Logan	240	Yes
9,8	11th and Loudon	241	
9	Duncannon & Mascher	247	Yes
9	5th and Lindley	249	Yes
9	5th and Olney	250	Yes
9	5th & Spencer	251	Yes
9,8	Broad and Olney	253	Yes
9,8	Broad and Stenton/Godfrey	255	Yes
9,8	Stenton Avenue and Washington Lane	260	Yes
9,8	Stenton & Mt. Airy Ave	262	
9	Wadsworth Avenue	263	Yes
9	Vernon Road	264	
9	Cheltenham & Ogontz	266	Yes
9	Washington Ln & Limekiln	267	
9	72nd and Ogontz	268	
9	19th and Cheltenham	270	
9	68th and Ogontz	272	
9,8	Old York Road and Oak Lane	273	Yes
9	5th and Cheltenham	274	
9	Adams Run Shopping Center	275	Yes
9	One and Olney Square	277	Yes
9	Olney Plaza (demolished)	278	
9	Rising Sun Ave/Olney	279	Yes
9	Rising Sun and Adams vicinity	280	Yes
9	Adams and the Boulevard	282	Yes
9,6,7	Oxford Circle	302	Yes
9,10	Oxford and Levick	303	Yes
9,10	Oxford and Unruh	305	Yes
9	Rising Sun Ave./Crescentville	306	Yes
9	Lawndale	307	Yes
9,10	Five Points	308	Yes
<b>10th District</b>			
10,9	Oxford and Levick	303	Yes
10,9	Oxford and Unruh	305	Yes
10,9	Five Points	308	Yes
10	Fox Chase	310	Yes
10	Rhawn and Verree	311	Yes
10,7	Dungan Road	312	Yes
10,7	Bustleton Ave-Rhawnhurst	317	
10	Castor and Rhawn	318	
10,7	Castor and Glendale vic	320	
10,7	Cottman/Loretto-Algon	321	Yes

10,6,7	Castor and Cottman	322	Yes
10,6,7	Sears/Cottman-Bustleton Center	324	Yes
10,6	Holmesburg Shopping Center	340	Yes
10,6	Frankford and Megargee	342	Yes
10,6	Frankford and Linden	344	Yes
10	Morrell Plaza & Park Center	347	Yes
10	Knights Road Center And Vicinity	348	Yes
10	Franklin Mills	350	Yes
10	Parkwood Center	352	Yes
10	Academy Plaza	353	Yes
10	Grant-Academy Plaza & vic	354	
10	Ashton and Willits Roads	356	
10	Holme Ave. and Willits Rd.	357	Yes
10,6	Holme Circle	358	
10,6,7	Grant and the Boulevard (includes Whitman site)	363	Yes
10,7	Bustleton/Welsh/Grant and Vicinity	364	Yes
10,7	Krewstown Center	366	Yes
10	Grant Plaza	367	
10	Presidential/Belair	368	
10	Red Lion Plaza	370	
10	Boulevard Plaza	371	
10	North Phila. Sq./BJ'S	372	
10	Bustleton and Red Lion	374	Yes
10	Red Lion & Verree vic	375	
10	Bustleton / Somerton Center	376	Yes
10	Philmont Shopping Center	378	
10	Leo Mall/Lumar Center & Vic	380	Yes
10	Bustleton and Byberry	381	
10	Philmont and Byberry	382	

Notes

<sup>1</sup> Multiple Council District numbers indicates that parcels inventoried for a particular commercial center may fall into two or more Council Districts. Commercial centers bordering or split by two or more Council Districts are included in the listing of each relevant District.

<sup>2</sup> Commercial centers not included in 2002-2003 sample were previously identified in 1995-96 and 1987-88 inventories

**NTI FY08 Program Statement and Budget**

**Appendix G**

**Council District Funding**

## Employer-Assisted Housing

### Employer-Assisted Housing

Council District	Houses Bought	FY 04-05	FY 06	FY 07	Total
1		0	3	4	7
2		1	9	4	14
3		1	4	4	9
4		0	6	4	10
5		1	3	5	9
6		0	3	1	4
7		0	3	3	6
8		2	6	4	12
9		3	7	5	15
10		0	1	2	3
<b>Total</b>		<b>8</b>	<b>45</b>	<b>36</b>	<b>89</b>

Note: NTI funds used for administrative costs only, and admin is allocated here to Council districts based on the no. of houses purchased.

## Settlement Grants

Settlement Grants	Units				Total
	FY 2004	FY 2005	FY 2006	FY 2007	
<b>Council District</b>					
1	64	78	102	86	330
2	78	126	118	69	391
3	37	56	72	58	223
4	54	85	63	66	268
5	47	49	67	50	213
6	134	128	115	116	493
7	110	140	197	216	663
8	52	94	102	76	324
9	162	179	187	170	698
10	12	19	11	8	50
<b>Total</b>	<b>750</b>	<b>954</b>	<b>1034</b>	<b>915</b>	<b>3653</b>

Settlement Grants	Dollars Spent				Total
	FY 2004	FY 2005	FY 2006	FY 2007	
<b>Council District</b>					
1	51,200	62,400	81,600	68,800	264,000
2	62,400	100,800	94,400	55,200	312,800
3	29,600	44,800	57,600	46,400	178,400
4	43,200	68,000	50,400	52,800	214,400
5	37,600	39,200	53,600	40,000	170,400
6	107,200	102,400	92,000	92,800	394,400
7	88,000	112,000	157,600	172,800	530,400
8	41,600	75,200	81,600	60,800	259,200
9	129,600	143,200	149,600	136,000	558,400
10	9,600	15,200	8,800	6,400	40,000
<b>Total</b>	<b>600,000</b>	<b>763,200</b>	<b>827,200</b>	<b>732,000</b>	<b>2,922,400</b>

Targeted Basic Systems Repair Program

Targeted BSRP Council District	Dollars Spent			Total
	FY 2004	FY 2005	FY 2006	
1	20,000	0	0	20,000
2	56,877	29,630	8,240	94,747
3	130,027	17,032	62,673	209,732
4	0	0	0	0
5	172,626	125,363	350,610	648,599
6	0	0	0	0
7	10,630	66,397	13,989	91,016
8	10,137	18,752	135,697	164,586
9	41,667	0	0	41,667
10	0	0	0	0
<b>Total</b>	<b>441,964</b>	<b>257,174</b>	<b>571,209</b>	<b>1,270,347</b>

**Phil Loans**

**PHIL Program**

**Data By Councilmatic District**

**For Period From 7/1/02 To 6/30/07**

<b><u>DISTRICTS</u></b>	<b><u># of Loans</u></b>	<b><u>Original Note Amount</u></b>
<b>1</b>	110	\$ 2,213,134
<b>2</b>	106	\$ 2,211,017
<b>3</b>	56	\$ 1,228,180
<b>4</b>	81	\$ 1,645,130
<b>5</b>	49	\$ 1,070,592
<b>6</b>	79	\$ 1,507,356
<b>7</b>	36	\$ 624,378
<b>8</b>	115	\$ 2,406,630
<b>9</b>	70	\$ 1,295,783
<b>10</b>	86	\$ 1,790,775
<b>SUB TOTAL</b>	<b>788</b>	<b>\$ 15,992,975</b>

**BASIC SYSTEMS REPAIR PROGRAM**

District	FY06		7/1/06 - 4/30/07			
	Repairs	\$ Amount	Repairs	\$ Amount	Repairs	\$ Amount
1	212	\$874,734	139	\$659,572	351	\$1,534,306
2	379	\$1,504,680	278	\$1,229,330	657	\$2,734,010
3	519	\$2,105,118	367	\$1,698,853	886	\$3,803,971
4	408	\$1,723,596	280	\$1,267,911	688	\$2,991,507
5	416	\$1,907,468	363	\$1,742,109	779	\$3,649,577
6	107	\$412,529	56	\$242,020	163	\$654,549
7	400	\$1,574,990	288	\$1,322,724	688	\$2,897,714
8	485	\$1,986,025	358	\$1,592,675	843	\$3,578,700
9	433	\$1,815,210	341	\$1,489,229	774	\$3,304,439
10	4	\$7,274	9	\$35,646	13	\$42,920
<b>Total</b>	<b>3363</b>	<b>\$13,911,624</b>	<b>2,479</b>	<b>\$11,280,069</b>	<b>5842</b>	<b>\$25,191,693</b>