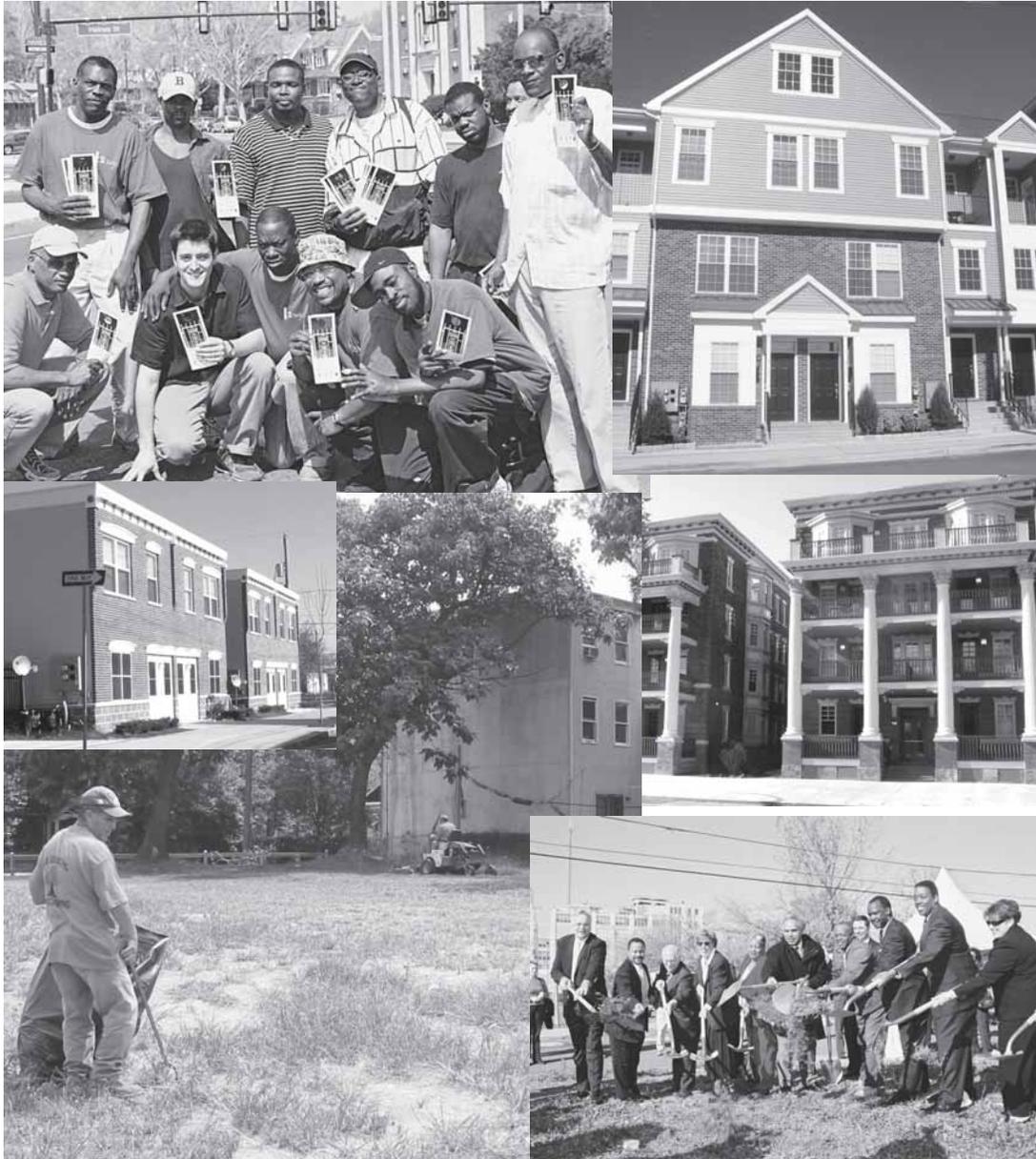


**CITY OF PHILADELPHIA**  
**NEIGHBORHOOD TRANSFORMATION INITIATIVE**

*PROGRAM STATEMENT AND BUDGET FY06*



*Eva Gladstein, Director*  
*Neighborhood Transformation Initiative*

**August, 2005**

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# Table of Contents

*(Note: typographical errors contained in the version approved by City Council have been corrected.)*

Highlights	
Executive Summary .....	1
FY07 Highlights .....	2
Chart 1: NTI Five-Year Bond Financing Projection (FY05) and (FY06) .....	5
Table 1: FY05 Projected Drawdowns/Obligations .....	6
Table 2: Five Year Bond Funding Budget .....	7
Table 3: FY06 NTI Program Budget .....	8
Planning	
Community Planning .....	11
Blight Elimination	
Residential Demolition .....	13
Table 4 FY06 Demolition Budget .....	15
Table 5 Targeted Demolition by Council District .....	16
Large Vacant Building Demolition .....	17
Redevelopment Through Land Assembly	
Land Acquisition .....	19
Table 6 Acquisition Budgets .....	22
Housing and Neighborhood Preservation	
Vacant Property Stabilization .....	23
Table 7 NTI District Council Stabilization Budgets .....	23
Retaining Wall Reconstruction .....	24
Philadelphia Home Improvement Loan .....	24
Anti-Predatory Lending .....	25
HomeBuyNow - Employer Assisted Housing .....	25
Settlement Grant Assistance .....	26
Basic Systems Repair Program .....	26
Adaptive Modification Program .....	27
Affordable Rental Development .....	27
Equitable Development Strategy .....	28
Commercial Corridor Support Program .....	29
Homelessness Prevention Program .....	29
Management Information Systems	
Vacant Property Management Information System .....	31
Unified Land Records System .....	31
Appendix A: Qualified Redevelopment Bonds	
Map of the Redevelopment Authority Areas Designated for Qualified Redevelopment Bonds .....	Appendix A1
Qualified Redevelopment Bonds: Redevelopment Area Boundaries .....	Appendix A2
Appendix B: Community Planning	
Philadelphia City Planning Commission: NTI Planning Areas for Year Three of NTI .....	Appendix B1
Factsheet for NTI Planning Area: Nicetown .....	Appendix B4
Factsheet for NTI Planning Area: Tioga .....	Appendix B6
Factsheet for NTI Planning Area: Mt. Airy (formerly East Mt. Airy) .....	Appendix B8
Factsheet for NTI Planning Area: Germantown .....	Appendix B10

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Factsheet for NTI Planning Area: Olney .....	Appendix B12
Factsheet for NTI Planning Area: North Central .....	Appendix B14
Factsheet for NTI Planning Area: Strawberry Mansion .....	Appendix B16
Factsheet for NTI Planning Area: Sharswood/Brewerytown .....	Appendix B18
Factsheet for NTI Planning Area: Francisville .....	Appendix B20
Factsheet for NTI Planning Area: Fairmount .....	Appendix B22
Factsheet for NTI Planning Area: Fairhill/St. Hugh .....	Appendix B24
Factsheet for NTI Planning Area: Hawthorne .....	Appendix B26
Factsheet for NTI Planning Area: South of South .....	Appendix B28
Factsheet for NTI Planning Area: Point Breeze .....	Appendix B30
Factsheet for NTI Planning Area: Grays Ferry .....	Appendix B32
Factsheet for NTI Planning Area: Jefferson Square/7th Street .....	Appendix B34
Factsheet for NTI Planning Area: Kingsessing and West Shore (2 contiguous neighborhoods) .....	Appendix B36
Factsheet for NTI Planning Area: Mantua .....	Appendix B38
Factsheet for NTI Planning Area: West Powelton and Saunders Park .....	Appendix B40
Factsheet for NTI Planning Area: Wynnefield .....	Appendix B42
Factsheet for NTI Planning Area: West Parkside .....	Appendix B44
Factsheet for NTI Planning Area: Overbrook/Carroll Park/Haddington .....	Appendix B46
Factsheet for NTI Planning Area: Frankford .....	Appendix B48
Factsheet for NTI Planning Area: Wissinoming .....	Appendix B50
Factsheet for NTI Planning Area: Fox Chase .....	Appendix B52
Factsheet for NTI Planning Area: Burholme .....	Appendix B54
Factsheet for NTI Planning Area: Upper Northwood .....	Appendix B56
Factsheet for NTI Planning Area: Lawndale/Lawncrest .....	Appendix B58
Factsheet for NTI Planning Area: Upper Holmesburg .....	Appendix B60
Factsheet for NTI Planning Area: Parkwood .....	Appendix B62
Factsheet for NTI Planning Area: Callowhill/Chinatown North .....	Appendix B64
Factsheet for NTI Planning Area: North Broad Street/Avenue of the Arts North .....	Appendix B66
Factsheet for NTI Planning Area: Lancaster Avenue from 52nd to 63rd .....	Appendix B68
Factsheet for NTI Planning Area: AMTRAK Northeast Rail Corridor in Philadelphia .....	Appendix B70
Community Planning Glossary .....	Appendix B72
Appendix C: Residential Demolition	
FY03-FY06 Master Demolition Schedule .....	Appendix C1
Appendix D: Large Vacant Buildings Demolition	
Large Vacant Building Demolitions .....	Appendix D1
Appendix E: Map of Areas Eligible for Equitable Development Strategy and Affordable Rental Funding	
Map of Areas Eligible for Equitable Development Strategy and Affordable Rental Funding .....	Appendix E1
Appendix F: List of Commercial Corridors Eligible for Commercial Corridor Support Program Funding	
Commercial Centers by City Council Districts .....	Appendix F1
Appendix G: NTI Council District Funding	
NTI Funding Summary (7/1/02-5/31/05) by Council District .....	Appendix G1
Citywide Programs - All Districts .....	Appendix G4
Index	

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## Executive Summary

In April 2001, Mayor Street unveiled his Neighborhood Transformation Initiative (NTI), a strategy to rebuild and preserve Philadelphia's neighborhoods as thriving communities with clean and secure streets, recreational and cultural outlets, and quality housing. NTI addresses the unprecedented technological, economic and demographic changes of the past fifty years that have undermined the stability of Philadelphia's neighborhoods. The initiative demonstrates the Mayor's commitment to protect the health, safety and welfare of Philadelphia residents while stabilizing and revitalizing their neighborhoods. NTI takes a multi-faceted, comprehensive approach that stresses inter-agency cooperation and coordination in addressing every aspect of neighborhood development. The initiative also creates opportunities for government and citizens to work together, restoring civic pride and building community spirit. Through its various activities, the Neighborhood Transformation Initiative is helping Philadelphia's neighborhoods meet their potential as clean, safe, and thriving places to live, work, shop, and play.

The Neighborhood Transformation Initiative establishes a framework with six goals to revitalize Philadelphia's neighborhoods and to change the way the City operates.

### ■ NTI Framework Goals

Goal 1: Planning.

Facilitate and support community-based planning and the development of area plans that reflect citywide and neighborhood visions.

Goal 2: Blight elimination.

Eradicate blight caused by dangerous buildings, debris-filled lots, abandoned cars, litter and graffiti to improve the appearance of Philadelphia streetscapes.

Goal 3: Blight prevention.

Advance the quality of life in Philadelphia neighborhoods with a targeted and coordinated blight prevention program that enforces City codes and abates public nuisances.

Goal 4: Redevelopment through land assembly.

Improve the City's ability to assemble land for development.

Goal 5: Housing investment and neighborhood preservation.

Stimulate and attract investment in Philadelphia neighborhoods.

Goal 6: Leveraging resources.

Leverage resources to the fullest extent possible and invest them in neighborhoods strategically.

The Administration's effort to combat blight and promote new investment in Philadelphia's neighborhoods must be based on transparent strategies and predictable policies. Reaching this goal requires extensive collaboration among public agencies, community residents, private interests, and non-profit organizations. This undertaking also requires the concentration of significant financial resources. NTI's funding priorities have grown out of deliberate, data-driven planning. NTI sets high standards for quality neighborhoods and seeks to capitalize on market strengths. The allocation of federal, state, and local resources for NTI is guided by six principles for investment in neighborhoods.

### ■ NTI's Guiding Principles

1. **Use planning as an investment tool.**
2. **Balance affordable and market-rate housing.**
3. **Invest public funds to stimulate private market activity.**
4. **Foster competition to get the best product.**
5. **Maximize private capital and minimize public dollars.**
6. **Link housing with other public and private investments.**

## FY06 Highlights

The *NTI FY06 Program Statement and Budget* describes the programs and activities that the City will fund using NTI bond funds. Other FY06 blight removal and prevention activities such as vacant lot maintenance, the Green City Strategy, the Community Life Improvement Program, graffiti removal, abandoned car removal and the Mural Arts Program are included in the City's General Operating Budget. Community development activities, such as affordable housing development, housing counseling, neighborhood grant activities, home repair grants, and neighborhood economic development activities are included in the *Year 31 Consolidated Plan*.

FY06 will be a pivotal year for NTI. Over the past five years, NTI bond funded and associated activities have brought about substantial changes in neighborhoods. The building of affordable housing, demolition of dangerous buildings, cleaning and greening of vacant lots, infusion of home improvement grant and loan dollars, and the acquisition of more than 6,000 parcels of land for future development have created a whole new outlook. Across city government, NTI is improving interagency cooperation, building new technology solutions for land management, and streamlining the process for acquisition and disposition of vacant land. The *FY06 NTI Program Statement and Budget* lays the groundwork for sustaining NTI's positive momentum.

### ■ FY06 NTI Bond-Funded Activities

In FY06, the City will use NTI Bond funds to:

- ❑ Demolish between 1,200 and 1,400 dangerous and unsafe residential properties throughout the city;
- ❑ Demolish 6-8 large vacant industrial/commercial properties;
- ❑ Repair two to three dangerous retaining walls;
- ❑ Support the Adaptive Modifications and Basic Systems Repair Programs;
- ❑ Target neighborhood commercial corridors for blight removal and physical improvements;
- ❑ Launch the Equitable Development Strategy, which will address neighborhood change resulting from revitalization activities;
- ❑ Support affordable rental housing production;
- ❑ Provide more than 600 settlement grants to low- and moderate-income first time homebuyers;
- ❑ Fund the new Homelessness Prevention Program.

### ■ Ongoing Bond-Funded Activities

Certain activities that received NTI Bond Funding in FY03-05 will continue in FY06.

- ❑ Since FY03, the City has received City Council authorization for the acquisition of more than 6,000 vacant parcels and structures. The Redevelopment Authority is moving forward with the condemnation of these parcels.
- ❑ The expanded Philadelphia Home Loan Program (PHIL), which provides low interest home improvement loans (3 percent and 5 percent, depending on income) to all Philadelphians. As of March 31, 2005, participating banks closed 421 PHIL loans for a total of \$8.4 million.
- ❑ The Greater Philadelphia Urban Affairs Coalition administers HomeBuyNow, the City's employer assisted housing program. As of March 31, 2005, 9 employers have signed up for the program, more than 40 employees have received homebuyer education and six employees have purchased new homes accessing the City's \$3,000 matching grant.
- ❑ The Historic Property Repair Program, designed to help low-income homeowners in historic houses to make needed, historically appropriate repairs, will begin its first full year of activity in FY06. The Preservation Alliance of Greater Philadelphia will be the program administrator.
- ❑ Development of the Vacant Property Management Information System, which will track the acquisition, assembly, and disposition of parcels.
- ❑ Roll out of the Unified Land Records System, an enterprise data model and an integrated parcel management system that will enable access to and the sharing of land record information among City departments who maintain, manage, or use land records.

### ■ FY06 Associated Activities

As in past years, NTI Bond-funded activities will be supplemented by other City-funded activities. In FY06, the City will continue to support the following activities:

- ❑ The successful abandoned car removal, vacant lot maintenance, anti-graffiti, and Mural Arts programs
- ❑ The NTI Green City Strategy partnership with the Pennsylvania Horticultural Society. In FY06, the City will dedicate \$2 million in funding to this program.
- ❑ Work with the African-American Chamber of Commerce, Philadelphia Revitalization Education

Program, Diversity Apprenticeship Program, Greater Philadelphia Urban Affairs Coalition and the Minority Business Enterprise Council, to promote the goals of the NTI Economic Opportunity Plan.

- ❑ NTI Quality of Life code enforcement programs, such as Community Life Improvement Program (CLIP) in the Northeast and the West Philadelphia Improvement Program (WPIP) in West Philadelphia.
- ❑ Housing counseling and anti-predatory lending counseling
- ❑ Allocation of \$100,000 to hire a development consultant to assist City Councilmembers
- ❑ Removal and pruning of dangerous street trees
- ❑ The “Don’t Borrow Trouble” hotline to assist residents with default and delinquency problems resulting from predatory lending

■ FY06 Resources

NTI Bond Proceeds

The cornerstone funding for the Neighborhood Transformation Initiative is provided by tax-exempt “government purpose” and “private activity” bonds, tax-exempt “qualified redevelopment bonds,” and taxable bonds issued by the Redevelopment Authority (RDA). The first tranche of NTI bonds, totaling \$142.6 million (\$124.1 million tax-exempt and \$18.5 million taxable), was issued in May 2002. In March 2005, the RDA issued the final tranche of NTI bonds, which totaled \$153,371,915, and brought the final NTI five-year program budget to \$296 million<sup>1</sup>. The following chart provides details of the amounts, types of bonds, and eligible uses that make up the total program budget:

Amount	Type of Bond	Uses
\$43,520,000	Taxable	Land assembly, loan programs
\$45,000,000	Qualified Redevelopment Bonds (QRBs)	Project specific redevelopment activities including acquisition and demolition in six target areas <sup>2</sup>
\$207,496,915	Tax-exempt government purpose	Public safety activities including demolition and repair and physical improvement grant programs
<b>\$296,016,915</b>		

<sup>1</sup> In FY04, the RDA secured a \$30 million taxable bank line of credit to fund acquisition activities on an interim basis. The \$10.9 million, the amount borrowed on the line of credit, was paid off as part of the final NTI bond issue.

<sup>2</sup> The six approved QRB areas are the redevelopment areas for West Philadelphia, Germantown, North Philadelphia, South Central, Point Breeze, and Frankford Creek. See Appendix A for area maps and boundary descriptions.

The \$296 million final budget is \$21 million more than the \$275 million that was projected in the FY05 Program Statement and Budget. Favorable interest rates and use of the full \$20 million in annual debt service capacity allowed the RDA to issue more in tax-exempt bonds than originally anticipated. The additional funds are all tax-exempt government purpose, which limits their use to public safety activities, such as demolition, and grant programs for repairs and other physical improvements.

See [Appendix G](#) for a breakdown of NTI funding by Council District.

■ Land Assembly Budget

In FY03, the five year budget for NTI Land Assembly activities was set at \$50 million. Demand for land acquisitions for specific development projects and land banking was far higher than anticipated. In response, the City increased the five-year budget for Land Assembly in FY04 and FY05. In FY04, the City raised the bond-funded Land Assembly budget to \$74 million, and, in FY05, the City again raised the budget to \$89 million. The FY05 increase of \$15 million was funded not by NTI bonds, but with CDBG and Pennsylvania State Department of Community and Economic Development funds. For this reason, the NTI bond-funded budget reflects only \$74 million in Land Assembly funds; the actual total is \$89 million. Of the \$89 million budgeted for land assembly, \$76,728,736 has been committed to specific acquisition projects.

■ FY06 Budgetary Changes

The City proposes some adjustments in the FY06 budget, due to the addition of the resources described above as well an evaluation of the demand, rate of expenditure and impact of NTI program activities. The \$296 million in bond financing will be allocated in the following ways:

- ❑ \$142.74 million of the total bond proceeds will fund the demolition of abandoned residential, commercial and industrial buildings;
- ❑ \$74 million will be used to assemble land for development. As committed in FY05, the NTI bond funds will be supplemented by a total \$15 million in State DCED and CDBG funds bringing NTI’s five-year acquisition budget to \$89 million;
- ❑ \$66.03 million will finance housing and neighborhood preservation activities including housing rehabilitation and home improvement grant programs. This increase will accommodate a \$3.8 million increase to the Basic Systems Repair Program for FY06.

- ❑ \$8.52 million in government purpose bonds will be used to upgrade the City's land management information systems;
- ❑ \$4.72 million will fund the Vacant Property Stabilization Program.

Increase Residential Demolition Budget from \$125 million to \$142.74 million  
The City will budget an additional \$11,659,192 for residential demolition in FY06. Of these funds, \$6,600,000 will be allocated to the 10 Councilmanic Districts based on level of vacancy in each district. The remaining \$5,059,192 will support the remainder of the City's Owner Controlled Insurance Policy for NTI demolitions, and demolition program management for FY06, and capping of PECO electrical lines adjacent to City-funded demolition sites.

Decrease Large Vacant Building Demolition from \$12 million to \$6.075 million  
At the beginning of NTI, the Commerce Department developed a list of more than 60 priority large vacant building demolitions. To date 17 of these buildings have been demolished, using NTI and other funds. Other structures on the list have had code violations addressed by owners following equity court proceedings, while others have been or are in the process of being converted into residential space. The priority for the Large Vacant Building Program is to maintain sufficient resources to demolish the City's highest priority structures and to ensure that funding is available if and when emergency demolitions arise.

Increase the five-year funding for Management Information Systems from \$6.5 million to \$8.52 million.  
The City will increase the five-year MIS budget by \$2.025 million. These funds will ensure the completion, roll-out and on-going maintenance of the Unified Land Records System and Vacant Property Management Information Systems. These projects will make an enduring contribution to the efficiency with which City government manages, analyzes and shares address-based data.

New programs  
In FY06, the City will add three new NTI funded programs. The first two, the Commercial Corridor Support Program and the Equitable Development Strategy, will offer a series of activities to support residents in neighborhoods undergoing change due to revitalization and construction activities.

The third new program, Homelessness Prevention, will prevent or reduce homelessness by providing

assistance to low-income individuals and families with children. It will also contribute to NTI's on-going efforts to combat vacancy stemming from predatory lending and mortgage foreclosures by providing resources to individuals and families in danger of losing their houses.

In addition, the City proposes to use NTI bond funds to support Affordable Rental Development to promote mixed-income development. These programs are described under the section *Housing and Neighborhood Preservation*.

Chart 1:  
NTI Five-Year \$275 Million Bond Financing Projection (FY05)

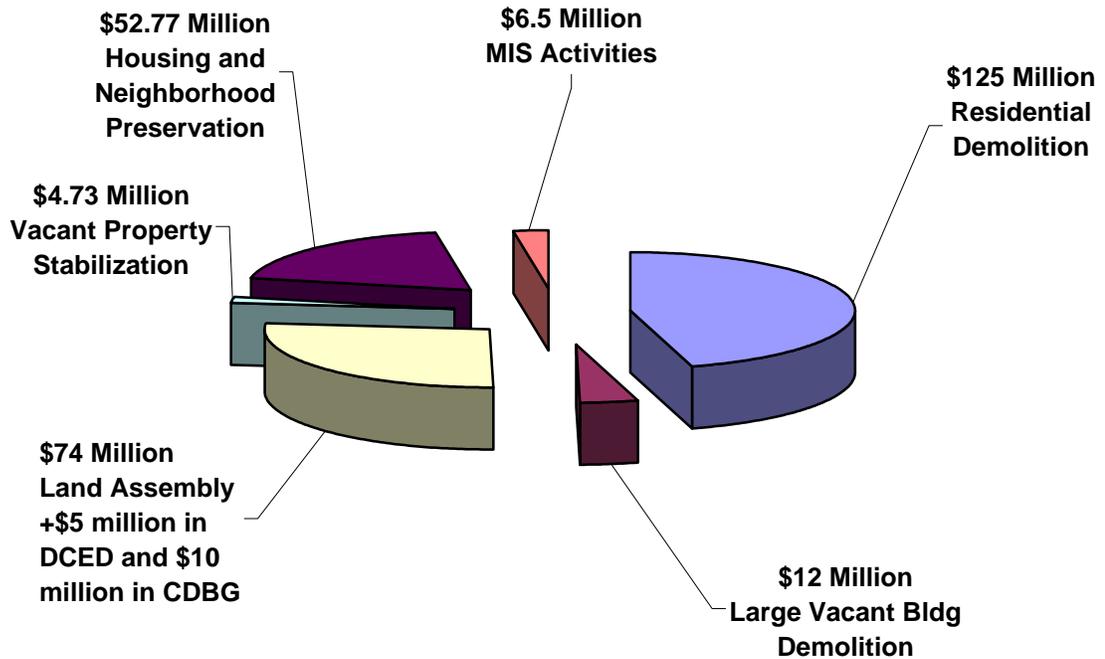
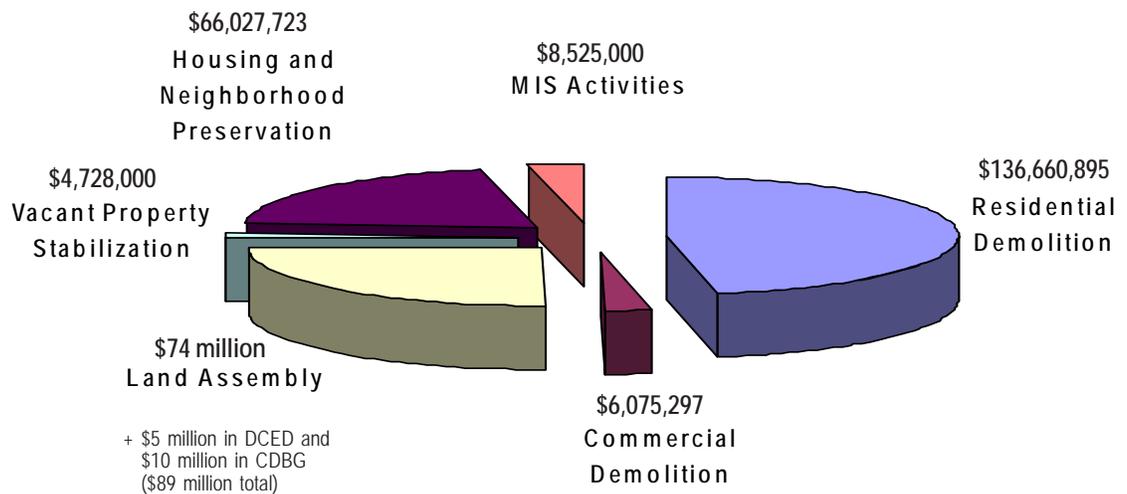


Chart 2:  
NTI Five-Year \$296 Million Bond Financing Plan (FY06)



(See pages 6-8 for budget details)

**Table 1:  
FY05 Projected Drawdowns/Obligations**

NTI Activity	FY04 Carry Forward	FY05 NTI Budget	Q1	Q2	Q3	Q4	FY05 Drawdowns/Obligations
<b>Demolition</b>							
Residential Demolition	14,659,270	46,000,000	11,886,463	16,703,255	2,756,730	29,312,822	60,659,270
Large Vacant Building Demolition		4,250,000	10,600		123,695	1,209,488	1,343,783
<b>Land Assembly</b>							
Land Acquisitions	2,191,000	50,000,000			52,191,000		52,191,000
<b>Housing and Neighborhood Preservation</b>							
Vacant Property Stabilization		2,300,000					
Homeownership Rehabilitation Program	500,000	4,000,000			4,500,000		4,500,000
Retaining Wall Reconstruction	154,000	1,000,000			472,000	682,000	1,154,000
Settlement Grant Assistance		550,000	550,000				550,000
Historic Property Repair Program		1,000,000				1,000,000	1,000,000
Affordable Rental Development		4,000,000					
Adaptive Modifications		3,650,000	1,250,000			2,400,000	3,650,000
SHARP Home Repair Program		325,000	325,000				325,000
Basic Systems Repair Program		11,525,000	3,995,000			7,530,000	11,525,000
Housing Trust Fund		1,500,000				1,500,000	1,500,000
<b>Management Information Systems</b>							
Vacant Property Management Information System		2,204,500		774,000		1,430,500	2,204,500
Unified Land Records System		1,754,950	978,000			776,950	1,754,950
<b>Total</b>	<b>17,504,270</b>	<b>134,059,450</b>	<b>18,995,063</b>	<b>17,477,255</b>	<b>60,043,425</b>	<b>45,841,760</b>	<b>142,357,503</b>

**Table 2:  
NTI Five-Year Bond Funding Budget**

NTI Activity	FY03 Drawdowns	FY04 Drawdowns	FY05 Drawdowns/Obligations	FY06 Projected Budget	FY07 Projected Budget	FY03-FY07 Total
<b>Blight Elimination</b>						
Residential Demolition	26,001,703	38,340,730	60,659,270	11,659,192		136,660,895
Large Vacant Building Demolition	1,065,590	340,924	1,343,783	3,325,000		6,075,297
<b>Land Assembly</b>						
Land Acquisitions	1,327,300	20,481,700	52,191,000			74,000,000 <sup>3</sup>
<b>Housing &amp; Neighborhood Preservation</b>						
Vacant Property Stabilization	428,000	2,000,000		2,300,000		4,728,000
Retaining Wall Reconstruction	420,000	596,000	1,154,000	500,000		2,670,000
Expanded HRP		500,000	4,500,000			5,000,000
Expanded PHIL	2,000,000			1,800,000		3,800,000
Anti-Predatory Loan Products	750,000			250,000		1,000,000
Employer Assisted Housing	250,000	1,250,000		100,000		1,600,000
Targeted Basic Systems Repair Program	2,000,000	1,000,000				3,000,000
Settlement Grant Assistance		550,000	550,000	1,100,000		2,200,000
Preservation Development Initiative		250,000				250,000
Basic Systems Repair Program		11,150,000	11,525,000	3,800,000		26,475,000
Adaptive Modification Program		3,650,000	3,650,000	1,200,000		8,500,000
SHARP Home Repair Program		200,000	325,000			525,000
Historic Property Repair Program			1,000,000			1,000,000
Affordable Rental Development				3,600,000		3,600,000
Housing Trust Fund			1,500,000			1,500,000
Equitable Development Strategy				1,953,862		1,953,862
Commercial Corridor Support Initiative				1,953,861		1,953,861
Homelessness Prevention				1,000,000		1,000,000
<b>Total Housing &amp; Neighborhood Preservation</b>	<b>5,848,000</b>	<b>21,146,000</b>	<b>24,204,000</b>	<b>19,557,723</b>		<b>70,755,723</b>
<b>Management Information</b>						
Vacant Property MIS	300,000	995,500	2,204,500	1,800,000		5,300,000
ULRS	938,550	306,500	1,754,950	225,000		3,225,000
<b>Total</b>	<b>35,481,143</b>	<b>81,611,354</b>	<b>142,357,503</b>	<b>36,566,915</b>	<b>0</b>	<b>296,016,915</b>

<sup>3</sup> The total Land Assembly budget is \$89 million (\$74 million in NTI bond funds and \$15 million in State and CDBG funds). As of June 1, 2005, a total of \$76,728,736 has been committed to specific acquisition projects. See page 21 for more detail.

**Table 3:  
FY06 NTI Program Budget**

NTI ACTIVITY	FY06 BUDGET
<b>Blight Elimination</b>	
Residential Demolition	11,659,192
Large Vacant Bldg Demo.	3,325,000
<b>Housing and Neighborhood Preservation</b>	
Vacant Property Stabilization	2,300,000
Retaining Wall Reconstruction	500,000
Expanded PHIL	1,800,000
Anti-Predatory Loan Products	250,000
Employer Assisted Housing	100,000
Settlement Grant Assistance	1,100,000
Basic Systems Repair Program	3,800,000
Adaptive Modification Program	1,200,000
Affordable Rental Development	3,600,000
Equitable Development Strategy	1,953,862
Commercial Corridor Support Initiative	1,953,861
Homelessness Prevention Program	1,000,000
<b>Management Information Systems</b>	
Vacant Property MIS	1,800,000
ULRS	225,000
<b>Total</b>	<b>36,566,915</b>

## ■ Additional Resources

### Federal Funding

The Community Development Block Grant (CDBG), HOME, and Housing Opportunities for People with AIDS (HOPWA) are the principal federal funding sources for housing and community development activities in Philadelphia. The Department of Housing and Urban Development has released the budget figures for Year 31 (FY06). It is anticipated that the City of Philadelphia will receive \$59,722,000 in CDBG funds, which is \$3,345,000 less than the Year 30 allocation. In addition the City will receive \$16,294,000 in HOME funds, which is \$700,000 less than Year 30; \$7,336,000 in HOPWA, a decrease of \$296,000 from Year 30. The Mayor's Office has transmitted the *Proposed Year 31 Consolidated Plan* to Council for approval.

### State Funding

In FY06, the City will receive \$8.3 million in funding from the Pennsylvania Department of Community and Economic Development for housing activities, weatherization and adaptive modifications. In addition, there are several other State programs, which are supporting NTI objectives and community development activities in Philadelphia. These programs include Business in Our Sites, Elm Street, and Main Street. The Growing Greener II initiative, proposed in the Governor's budget, may also provide additional sources of funding for vacant land management.

### City of Philadelphia General Operating Funds

Achieving NTI's bold targets and goals requires more than cooperation and collaboration; it requires a commitment of economic resources. The City will spend up to \$20 million annually to pay debt service on the NTI bonds. In addition, the City's FY06 General Operating Budget includes \$8.6 million to support street tree removal, pruning and planting, and vacant lot maintenance.

### Recycled Acquisition Funds

Pursuant to an agreement between the City and Redevelopment Authority (RDA), the City and the Administration has established an Acquisition Recycling Fund to help leverage the NTI bond funds that will be used to finance land assembly activities. Most of the property that the RDA will condemn as a part of NTI is tax delinquent and/or has other municipal liens recorded against it. When the RDA settles with an owner, or in the case of abandoned property, the RDA pays the just compensation – the appraised value of the real estate – into Court, the City collects the outstanding municipal liens it is owed, up to the

appraised value of the real estate. An estimated \$3 million will be made available through the recycling fund in FY06.

On an annual basis, the Administration will include as part of the City's operating budget an amount equal to the projected share of delinquent real estate taxes (\$.42 for each \$1.00 collected) and other municipal liens that will be collected. Recycled funds will be allocated based upon the original source of the funds. Funds from Council District Acquisition Budget will be recycled to the district in which they were spent. Funds for Acquisition Zones and Large-Scale Development Projects Budget will be recycled for use on similar projects.

### Housing Trust Fund

In order to provide more resources for affordable housing programs, the City and its partners the Philadelphia Association of Community Development Corporations and the Affordable Housing Coalition have proposed the creation of the Philadelphia Affordable Housing Trust Fund (HTF). The HTF is designed to create a sustainable funding stream for affordable housing by doubling document recording fees. In addition, in FY05, the City allocated \$1.5 million in NTI bond funds to capitalize the HTF. Creation of the HTF will require State legislation, a City Council Ordinance, and a Mayoral Executive Order. Assuming that all legislation is passed and the HTF is in place at the beginning of FY06, it is anticipated that the HTF will generate at least \$10 million in the first year, in addition to the NTI funds previously budgeted. The exact amount of funds raised will depend on the number of documents recorded and the date of the implementation of the legislation.

### Philadelphia Housing Authority

The Philadelphia Housing Authority (PHA) is an important component of NTI. Over the past five years, the Philadelphia Housing Authority (PHA) has reshaped Philadelphia neighborhoods through the demolition and rebuilding of outmoded public housing facilities. Through redevelopments at Tasker (554 units), Martin Luther King (247 units), Richard Allen (408 units), and Cambridge (124 units), PHA has leveraged HOPE VI and other funding streams to recreate its public housing stock. PHA is currently developing the 627-unit Lucien E. Blackwell Homes, on the site of the former Mill Creek high rises in West Philadelphia. In addition, PHA has been designated for the highly competitive federal Moving-to-Work (MTW) program, granting it much greater flexibility in its use of federal funds. Through the MTW Program, PHA can modify key elements of the public housing

and Housing Choice (Section 8) program operations in order to better respond to the needs of the community. Under MTW, PHA has saved \$3.5 million on renewal of property insurance and improvements in bidding for construction materials. Federal HOPE VI grants are enabling PHA to transform public housing in neighborhoods throughout the city. In addition, the Sparkle Plus program is beautifying the areas around PHA developments.

#### Renewal Community

Philadelphia is home to one of 40 U.S. Department of Housing and Urban Development Renewal Communities. This designation, which lasts through 2009, offers tax and other financial incentives for the development of commercial properties, purchase of equipment and employment of area residents. The City can allocate up to \$12 million in tax deductions to businesses building or expanding within the Renewal Community. The Renewal Community exemplifies NTI's approach of involving local, state and federal governments, private businesses, community-based organizations and neighborhood residents in efforts to revitalize Philadelphia's neighborhoods.

#### Citizens Bank – City of Philadelphia NTI Partnership

Since its introduction into the region, Citizens Bank has been a strong partner of City of Philadelphia and NTI. The Citizens Bank-City of Philadelphia NTI Partnership was officially launched in April 2003. Over five years, Citizens committed \$104 million in support for residential mortgage, home improvement loans, and small business loans; community development project financing; and, support for other activities, such as a small business technical assistance program, anti-predatory lending efforts, and the Green City Strategy. In the first 18 months of the partnership, Citizens Bank committed in excess of \$105 million in loans. Consequently, Citizens increased its five year commitment to \$250 million.

## Community Planning

### ■ Objective

Successful neighborhood development requires careful and extensive preparation. Planning is the process that helps communities sort through and prioritize needs while assisting the City in allocating resources to meet those needs. Under the leadership of the Philadelphia City Planning Commission (PCPC), the City is committed to an NTI community planning effort that will underlie its revitalization activities.

The City's neighborhood planning process has developed:

- Planning principles and a transparent process for community-based planning and land use review;
- Systems to ensure that community residents have an opportunity to review and comment on any proposed plan; and
- Structures for community planning that encourage a larger framework for decision-making than simply neighborhood boundaries.

### ■ Program Description

The Philadelphia City Planning Commission (PCPC) is developing comprehensive plans in 34 neighborhood areas in partnership with area residents, elected officials and other agency staff. Plan analyses and recommendations will address the topic areas of housing, commercial development, transportation, open space, community heritage, arts, and culture. The information gathered is being used to formulate a vision for the neighborhood with goals, strategies and recommendations. A second objective is to link recommendations to implementation strategies and viable funding sources to ensure that the neighborhood vision and steps toward implementation are clearly defined. The process concludes with the completion of a draft report and final document. (Please see Appendix B for maps and descriptions of the planning areas.)

### ■ Principles

In coordinating planning activities, the City will promote a planning process that is:

- Open and inclusive, involving a high degree of interaction with residents, elected officials and community-based organizations
- Understandable and transparent
- Consistent across all neighborhoods and as predictable as possible given differing circumstances

- Developed within the context of neighborhood, district, and citywide visions

There will be citizen participation at all stages of the process. This participation will be marked by:

- A high degree of interaction
- Broad outreach to all segments of the community
- Continuous information sharing
- Education and training opportunities where necessary to promote informed participation
- Opportunities for community review of work in progress
- Orientation towards resolving differences and achieving compromise, whenever possible

### ■ Operations

Some of the neighborhoods have existing community plans, usually through neighborhood-based organizations or elected officials, others do not. For communities that have completed some work in this area, the existing community plan provides a framework for the delivery of planning services.

Where plans have not been developed, where planning was not comprehensive, or where plans require updating or modification, a greater level of planning services and strategy development are being provided. The Planning Commission will endeavor to prepare a comprehensive community plan with extensive citizen participation.

The Planning Commission staff will provide information, technical assistance, and guidance as each community moves through the process. The Commission also stands prepared to review plans submitted by private developers and community development corporations.

The planning process includes:

- Review of NTI goals and objectives
- Discussion and assessment of community vision
- Evaluation of community needs within the context of that vision
- Preparation of an "Assessment," a formal *Existing Conditions* study or updates of existing assessments or studies
- Review of NTI investment strategy for the area
- Evaluation of available resources
- Review and discussion of district and citywide goals and objectives
- Review, discussion, and vetting of options and alternatives

- ❑ Development of a *Community Plan*
- ❑ Development of an implementation strategy, identifying critical activities and assigning agency/entity responsibility
- ❑ Presentation and distribution of the draft *Community Plan*

The Commission will also chair a multi-agency Team that will inform the process so that plans are realistic and can be implemented; connect planning directly with implementation and development; and insure that government actions are coordinated.

#### ■ Role of City Council

The review and approval of draft NTI plans will include neighborhood presentations and discussions; district-wide presentation and review focusing on issues that cross neighborhood boundaries (e.g. transit, traffic, noise, pollution) or that will have a district wide impact; City Planning Commission review, including formal approvals where mandated (e.g. zoning map changes); and City Council review, including mandated approvals.

## Residential Demolition

### ■ Objective

While there are approximately 26,000 vacant residential properties throughout the City, at any given time more than 7,000 are structurally dangerous. The goal of the residential demolition program is to protect the health, safety and general welfare of Philadelphia residents by reducing the city's inventory of vacant and dangerous houses.

### ■ Program Description

The NTI targeted demolition program works in selected areas, based on analysis of the condition of structures, level of vacancy, proximity to schools and other neighborhood characteristics. Under the targeted program, contractors are responsible for every aspect of the "demolition package," which increases accountability and efficiency, while creating subcontracting opportunities for smaller firms. The Department of Licenses and Inspections (L&I) emergency curbside demolition program provides an important complement to the NTI targeted program, by allowing the City to continue removing dangerous residential properties located outside of NTI demolition areas. Since FY03, NTI bond funds have paid for these emergency demolitions.

The City's demolition strategy prioritizes public safety, economies of scale, and potential redevelopment opportunities. The type of data that the City evaluates when making demolition decisions includes, but is not limited to, the following:

- Condition of structure
- Level of vacancy
- Social, cultural and economic anchors
- Ownership characteristics
- Parcel characteristics
- Proximity to elementary schools
- Home sales
- Household change
- Proximity to industrial land uses
- Market quality

### ■ Principles

The City adheres to the following principles when carrying out demolition:

- Elected officials, community leaders, and neighborhood residents are given notice of planned demolition activities

- The demolition of vacant structures is conducted in a safe, orderly, and environmentally sound manner that minimizes community disruption
- The City structures bid documents to lower costs and meet the City's economic opportunity goals for the NTI

### ■ Operations

By the end of the NTI bond funded demolition program, the City will drastically reduce the inventory of dangerous residential structures by demolishing in excess of 5,000 dangerous residential buildings. Approximately 3,600 of these demolitions will be carried out through the NTI targeted demolition program and 1,400 through the L&I curbside demolition program.

In FY06, the City will complete the more than 1,200 remaining demolitions in the NTI targeted demolition program. New bid package development work will be phased out, as the majority of the demolition bid packages will be completed before the end of FY05. In addition, the City will carry out approximately 300 new targeted demolitions based on the budget (see page 15) bringing the total projected NTI funded demolition production to 1,500 for FY06. The City will continue its contract with Hill International to serve as the Residential Demolition Program Manager, providing oversight, coordination, and monitoring of the demolition work.

The Office of Risk Management, with the support of the Office of Emergency and Shelter Services (OESS), will manage and direct the emergency, temporary, and permanent relocations caused by demolition activities (for example, an adjoining structure becomes temporarily unstable or permanently uninhabitable because of demolition activities). The City will take all necessary actions to locate adequate emergency and temporary housing for residents who are displaced as a result of any demolition activities. The City will also work with District Council to identify individuals with special needs within the targeted area.

### ■ Owner Controlled Insurance Program

The City of Philadelphia insures NTI's targeted demolition program through an Owner Controlled Insurance Program (OCIP) or a Wrap-Up Insurance Program. OCIP provides coverage for the project owner (the City) and all contractors in a consolidated program that is controlled by the project owner. It provides financial savings and enhanced coverage, eases insurance administration, makes higher limits avail-

able, and generates contractor opportunities. The five-year cost of the plan is \$12 million, which is financed with NTI bond fund and General Fund resources.

### ■ Role of City Council

The Administration is committed to working with City Council on NTI's demolition activities. District Councilpersons will have the opportunity to:

- ❑ Review, comment and participate in the selection and prioritization of dangerous and vacant properties for demolition bid packages and stabilization work within the districts;
- ❑ Participate, at their option, as one of the City's representatives during pre-bid inspection tours and conferences with contractors and vendors for demolition and stabilization work;
- ❑ Review and comment on any relocation plans, except in those cases where an emergency relocation is required due to dangerous conditions; and
- ❑ Review, comment and recommend interim treatments of vacant properties after demolition.

Any bid package for demolition work funded with Bond Proceeds must be submitted to, and approved, in writing, by the District Councilperson whose district is affected directly by such work.

The Administration works in concert with the District Councilperson when planning and scheduling decision tours and meetings with community organizations, leaders, and residents affected by demolition and stabilization activities. The primary purpose of these meetings will be to explain the operational details of the NTI demolition program.

Finally, the Administration will meet periodically with the District Councilpersons to provide updates on demolition progress in each district and to establish priority areas for demolition activities for FY05. These priority areas will serve as the basis for the master schedule of demolition activities.

### ■ Economic Opportunity Plan

While the primary focus of the NTI demolition program is to eliminate dangerous buildings from Philadelphia's neighborhoods, the City recognizes that NTI can create business and employment opportunities for disadvantaged businesses and individuals. The NTI Economic Opportunity Plan (the Plan) seeks to identify opportunities and set participation goals for small businesses that historically have been under-represented in the procurement of government contracts, particularly those owned by minorities,

women, and the disabled, hereinafter referred to as disadvantaged firms. In addition, the Plan sets employment goals for minorities, women, and Philadelphia residents.

The City is surpassing the participation goals for disadvantaged firms set in the NTI Economic Opportunity Plan for demolition activities. Of all contracts that have been let for the targeted demolition program as of January 2005, minority-owned businesses account for 41 percent of the subcontracts and women-owned businesses account for 5 percent. Plus, minority firms are performing 31 percent of the curbside demolition work. For the targeted demolition program, minorities account for 73 percent and women 2 percent of the more than 318,000 hours worked on NTI demolition projects. Philadelphia residents represent 79 percent of the workforce employed. The City contracts with the Greater Philadelphia Urban Affairs Coalition (GPUAC) to assist with monitoring the hours worked by Philadelphia residents, minorities and women on NTI demolition projects. MBEC is responsible for monitoring the participation of disadvantaged firms as prime and subcontractors.

In addition, the City is working closely with the African American Chamber of Commerce (AACC) and Philadelphia Revitalization Education Program (PREP) Inc. to address the training needs of disadvantaged firms and individuals seeking business and employment opportunities on NTI demolition projects. The AACC Technical Assistance Center provides technical, financial and management assistance, helping firms to negotiate the City's complex procurement processes and grow their businesses. These services are available to any disadvantaged contractor, regardless of experience, who is interested in bidding as a prime or subcontractor on NTI demolition projects or other city-funded construction projects. The AACC's Emerging Contractors Program teaches contractors how to demolish dangerous residential buildings by offering them hands-on demolition experience. Finally, PREP's Diversity Apprenticeship Program was expanded to assist minorities and women enter the building trades and find work on NTI demolition projects or elsewhere. Thus far, this special workforce development program has resulted in the acceptance of 55 individuals into the building trades.

In FY06, the City will continue its work with the Program Manager, MBEC, AACC, GPUAC and PREP and others to maximize the participation of minorities, women, and the disabled in the business and employment opportunities that arise from NTI demolition activities.

■ FY06 Budget Amount –  
NTI Bonds

In FY06, the City will spend \$11,659,192 in NTI Bond funds on Residential Demolition. This includes \$5,059,192 to fund the Owner Controlled Insurance Program, Program Manager, and capping of PECO lines adjacent to NTI demolitions. The remaining \$6.6 million will be budgeted to each of the 10 Councilmanic Districts according to level of vacancy found in the 2000 citywide vacancy survey. Low vacancy districts (0-999 vacancies) will be allocated \$100,000 in demolition funding; moderate vacancy districts (1,000-2,499 vacancies), \$500,000; high vacancy districts (more than 2,500 vacancies), \$900,000. Table 4 below illustrates the breakdown of NTI FY06 Demolition Funding.

Table 4: NTI FY06 Demolition Budget

Council District	Total Number Vacant Buildings (Unsafe/Dangerous) (01/2000)	Level of Vacancy	Approx Demolition Cost	Approx No. of Demolitions	FY06 Demolition Budget
1	4,150	High	22,000	41	900,000
2	3,474	High	22,000	41	900,000
3	4,215	High	22,000	41	900,000
4	2,242	Moderate	22,000	14	500,000
5	7,102	High	22,000	41	900,000
6	721	Low	22,000	5	100,000
7	3,203	High	22,000	41	900,000
8	2,795	High	22,000	41	900,000
9	996	Moderate	22,000	23	500,000
10	167	Low	22,000	5	100,000
<b>Total</b>	<b>29,065</b>			<b>300</b>	<b>6,600,000</b>
<b>Other Demolition Activity</b>					
Owner Controlled Insurance Policy					2,725,000
Program Management					1,059,192
PECO Costs					1,275,000
				<b>Subtotal</b>	<b>5,059,192</b>
				Total	11,659,192

Over the course of the NTI targeted demolition program, the City used the percentage of dangerous vacant buildings, out of all dangerous buildings citywide, located within each Council District as a benchmark to determine the demolition levels for each Councilmanic District. Table 5 below shows the percentage of dangerous buildings located in each Councilmanic District and the projected number of demolitions for each district.

Table 5: NTI Targeted Demolition by Council District

Council District	Total No. of Vacant Buildings (1/2001)	Total No. of Dangerous Buildings (9/2001)	Percent of Dangerous Buildings	Anticipated Total NTI Demolitions
1	4,150	911	11.8%	432
2	3,474	921	11.9%	420
3	4,215	1,118	14.5%	546
4	2,242	449	5.8%	209
5	7,102	2,188	28.4%	1,007
6	721	83	1.1%	6
7	3,203	912	11.8%	429
8	2,795	902	11.7%	427
9	996	207	2.7%	154
10	167	22	0.3%	-
<b>Totals</b>	<b>29,065</b>	<b>7,713</b>	<b>100.0%</b>	<b>3,630</b>

## Large Vacant Building Demolition

### ■ Objective

As with residential demolitions, the primary goal of large vacant building demolitions is to protect the health, safety and general welfare of Philadelphians. Because these demolitions will result in large parcels of vacant land, a secondary goal of the program is to demolish buildings on land that can be quickly marketed for redevelopment. Tax-exempt governmental purpose bonds will fund the demolition of large vacant buildings.

### ■ Program Description

The City has prioritized 9 large vacant buildings for demolition during FY06. Demolition of these large vacant buildings will be carried out in accordance with standards and procedures set by the Department of Licenses and Inspections. See Appendix D for list of properties.

### ■ Principles

Structures are prioritized for demolition based on the following NTI principles:

- Eliminate buildings that pose an immediate public safety threat to the surrounding community.
- Invest in demolition and redevelopment projects that are in accordance with existing community plans.
- Prepare properties for redevelopment that can stimulate market activity in the surrounding community while maximizing the amount of private capital that can be leveraged against the public investment.
- Link demolitions to other public and private investments in an area.

### ■ Specific Demolitions

The Commerce Department has developed a list of more than 60 large vacant buildings to demolish. To date 17 buildings from the Commerce Department's master list have been demolished using NTI bonds as well as private funding sources, while other properties have come off the list due to sale or rehabilitation. This list includes former factories, incinerators, warehouses and other industrial sites. The prioritized list changes as structures become imminently dangerous, or as redevelopment opportunities arise. Consequently the list is vetted annually and reprioritized accounting for building condition,

ownership characteristics, previous code violations, inclusion in the tax lien sale, existing community plans, location relative to other businesses or commercial corridors, expressions of interest by developers, employment retention/growth potential, parcel size, location, environmental contamination, and possible relocations. Based on these criteria, an inter-departmental team including the Commerce Department, Law Department, the Redevelopment Authority, the City Planning Commission, and the Department of Licenses and Inspections will select properties for demolition in FY06.

Before demolishing a privately owned building, factory, warehouse or other large vacant building, it is necessary for the City to obtain an equity court order. This process is highly unpredictable as owners may extend court proceedings by correcting violations on their properties, without making substantial improvements. As a result, it is impossible to project the time period for obtaining an equity court order. In the event that the structure is certified imminently dangerous by the Department of Licenses and Inspections, it is possible for the City to proceed with demolition even without an equity court order.

### ■ Role of City Council

Bid packages for demolition of large vacant buildings funded with NTI bonds must be submitted to, and approved in writing, by the District Councilperson whose district is affected directly by such demolition. The prioritization of large buildings for demolition will be guided largely by public safety considerations.

### ■ FY06 Budget Amount – NTI Bonds

The total Large Vacant Building Demolition budget for FY06 is \$3,325,000



## Land Acquisition

### ■ Objective

The City's ability to assemble land for reuse and redevelopment is critical to stabilizing and rebuilding Philadelphia's neighborhoods. Although Philadelphia has approximately 60,000 vacant lots and structures, few are large enough to sustain significant commercial, industrial, or residential investment. Through NTI, the City is overhauling this land assembly system and implementing a new approach that is proactive and driven by neighborhood development considerations. Taxable bonds and Qualified Redevelopment Bonds finance these activities. Per the FY05 budget, beginning in FY06, the City will fund certain NTI Land Assembly activities with CDBG Pennsylvania Department of Community and Economic Development funds.

### ■ Program Description

As a part of NTI, the RDA acquires property for the following purposes:

- Assembly for specific development projects
- Land banking

### ■ Assembly for Specific Development Projects

The City uses bond funds for land acquisition for development projects when those projects fall squarely within the principles that guide the initiative. Requests for acquisition funds to support specific development projects are evaluated to ensure they are consistent with NTI's principles. Proposals are evaluated favorably if the development projects:

- Conform with strategic neighborhood plans
- Foster production of affordable housing
- Facilitate economic growth by building on market strengths
- Leverage City resources to the fullest extent possible by maximizing private investment and minimizing public subsidies and by making investments that are linked to other public and private investments in an area

When evaluating requests for acquisition funds to support specific development projects, the Administration considers criteria such as the developer capacity or track record; the project's feasibility, budget, and schedule; source and amount of public subsidy, if any; existing non-City funding

commitments; likelihood the developer will secure the requisite funding for completing the project within a reasonable period of time; and neighborhood context (e.g., consistency with neighborhood plans, suitable strategic reuse of the site, likelihood of stimulating investment activities by others).

The RDA is responsible for permanent relocations due to land acquisition and redevelopment activities. The RDA adheres to and abides by all federal and state relocation statutes, regulations and standards and offer residents all relocation benefits to which they are entitled. In addition the RDA will collaborate with the Housing Support Center, OHCD, District Council staff, and others as needed, to enhance community outreach, notification, and relocation support. Recognizing the disruption of lives and the high costs associated with relocation, the City will make every effort to keep relocations to a minimum.

### ■ Land Banking

The City will acquire vacant land on a regular and consistent basis. By holding title to this land, the City will be able to market developable parcels according to neighborhood plans and to dispose of the properties without the delays and constraints of the current system. Where appropriate, the city will give vacant lots to existing homeowners for use as side yards. The City will acquire:

- Vacant lots located within designated "Acquisition Zones"
- Vacant lots suitable for land assembly for market rate and affordable housing, commercial, and industrial development
- Vacant lots deemed suitable for disposition as side yards

### ■ Acquisition Zones

The City recognizes that if it is to grow again with healthy neighborhoods, it must assemble parcels of land for redevelopment. Through NTI, the City has assessed areas of high vacancy and targeted the vacant lots for acquisition for future development. These zones do not have specific development plans but offer the City an opportunity to meet the demand for large parcels with development potential. The Administration has worked with City Council to identify six acquisition zones: Mantua, Logan, Tioga, Cecil B. Moore, Strawberry Mansion and Sharswood. Within these zones, subject to the availability of funds, all vacant lots will be acquired for aggregation and future development. These zones are:

- Consistent with neighborhood plans
- Within existing urban renewal or redevelopment areas to facilitate the City's acquisition of properties
- Targeted for large scale demolition activity
- Located near neighborhood assets (parks, transit hubs, etc), including employers and other institutional anchors
- Near strong real estate markets and/or that have received expressions of interest by for-profit and non-profit developers
- Close to prior housing and community development investments

### ■ Potential Development Sites

The City is also examining the feasibility of assembling land for affordable housing, market rate housing, commercial, and industrial development in a number of areas identified by the City according to market conditions and developer expressions of interest. When assessing the development potential of a site, the Administration will consider the following factors:

- Size and location of site is appropriate for future residential, commercial or industrial development
- Neighborhood context (e.g., consistency with neighborhood plans, suitable strategic reuse of the site, likelihood of stimulating investment activities by others)
- Developers have expressed some interest in the site in the past
- Cost to acquire the site, including demolition and/or environmental contamination

### ■ Side Yard and Open Space Acquisitions

In general, the City will prioritize side yard acquisitions if:

- Abutting or adjacent property is occupied by a homeowner committed to maintaining a side yard
- Block is primarily residential
- The block is stable with few vacant buildings or lots
- Interest expressed by a community organization, school, institutions of faith, businesses in maintaining the lots.

### ■ Property Disposition Policy

As part of NTI, the Administration will establish a predictable and transparent disposition process. In general, properties are sold at appraised value – assessed at the time of disposition. Properties may be sold at less than fair market value in the following situations:

- To support affordable housing developments – developments with at least 51% low-moderate income beneficiaries
- For approved commercial and economic development projects that create job opportunities for low and moderate-income individuals
- For disposition of residential side yards to adjacent owners in CDBG-eligible census tracts. Side yard dispositions are subject to the following restrictions: lots up to 1,439 square feet may be sold for \$1, lots between 1,440 and 3,600 square feet, may be sold to adjacent owners for 30 cents a square foot. Both cases are subject to a five year deed restriction on building on the lot and on use. Lots over 3,600 square feet are not residential side yards.

### ■ Operations - Role of City Council

The acquisition and disposition of vacant property will be carried out in accordance with applicable federal, state statues and local laws, including, but not limited to the following: Section 5-900 of the Philadelphia Home Rule Charter; Section 16-400 of the Philadelphia Code; the Urban Redevelopment Authority Law and Redevelopment Cooperation Law and the Uniform Relocation Act.

Because the highest concentration of vacant properties is located in certified urban renewal and redevelopment areas, the aggregation of land for redevelopment will be subject to City Council review. For example, in order for the RDA to exercise its powers of eminent domain, the Urban Redevelopment Law requires City Council approvals for the:

- Creation or modification of Redevelopment Areas
- Redevelopment Proposal Plans to support condemnation of the property by the RDA, including the number of properties that will be condemned and the proposed reuse
- Selling, leasing or transferring of any real property in a Redevelopment Area to a developer, regardless of the means of acquisition by the RDA

The Administration meets with each Councilperson that requests acquisition funds to support specific development projects in order to discuss the projects' development strategy. On a regular basis, the Administration meets with the Councilperson requesting the funds to discuss any problems that are delaying acquisitions. At such meetings, the Administration will work with the Councilpersons to identify reasonable and economically feasible strategies to overcome any impediments.

### ■ Interagency Acquisition Review Team (IART)

Based upon City Council's legislative calendar, the Administration has established a process to review and approve requests for acquisition. This process evaluates requests for acquisition funds on their individual merits and in relationship to one another to ensure the limited acquisition funds are spent in a manner that brings the highest value to the City. An inter-departmental team including the City Planning Commission, Mayor's Office, the Redevelopment Authority, the Office of Housing and Community Development, the Commerce Department, Empowerment Zone, Philadelphia Industrial Development Corporation and Philadelphia Housing Authority, will recommend for acquisition based on the above described acquisition categories and principles.

### ■ Community Outreach, Notification and Relocation Services

The City has been working to improve relocation services. Towards that end, the City has strengthened the review process for projects seeking condemnation assistance, revised letters from the RDA to potential relocatees, and changed outreach strategies to include personal visits to each residence at the beginning of the process. In addition to the public notification requirements mandated in the federal Uniform Relocation Act, the RDA is working closely with District Councilmembers to engage and alert residents far in advance of the City Council public hearings. This includes meetings with the directly affected residents, RDA staff and the District Council member to discuss the proposed project and the rights of the individual or household in the relocation process. The purpose of these meetings is to establish a working relationship between the City and neighborhood residents and to provide accurate information about the relocation process.

The City is making an effort to provide non-native English speakers with accurate information about relocations and access to the public process. To reach the Latino community, the RDA has hired two bilingual relocation specialists and translated all its letters, brochures and print materials relating to relocation into Spanish. In addition, RDA legal notices pertaining to acquisition and planning processes are published in a Spanish-language newspaper.

The following OHCD-funded translation services are also available when needed:

- ❑ Translators are available to provide simultaneous verbal translation at community meetings
- ❑ Acquisition and relocation materials can be translated into Asian languages by Intercultural Family Services, Korean Community Development Services Center; into Eastern European languages by Polish American Social Services; and into Braille by the Radio Center for the Blind

In every case the City works with community-based organizations to determine which of the above services are necessary in the community and RDA's relocation staff visits households to identify any communication barriers and then gather the appropriate resources.

### ■ FY03-07 Acquisition Budget

By the end of FY05, the City will obligate \$76,728,736 of the total acquisition budget for the following activities: advertising (for public hearings), title searches, appraisals, relocation and acquisition costs. Please see the "Table 6: Five Year Acquisition Budget" on the following page for further details on all outstanding land acquisition commitments.

### ■ Council District Acquisition Budgets

Council District Budgets are determined according to vacancy analyses of each district. Low vacancy districts (0-999 vacancies) were allocated \$1,450,000 in acquisition funding; moderate vacancy districts (1,000-2,499 vacancies) were allocated \$3,475,000 in acquisition funding; high vacancy districts (more than 2,500 vacancies) were allocated \$7,025,000 million. The total Land Assembly budget for the 10 Council Districts is \$52 million.

Table 6:

Total Acquisition Budget for Expenditure of NTI Bond Proceeds

FY03 Acquisition Budget	14,000,000		
FY04 Acquisition Budget	60,000,000		
Supplemental acquisition funds	15,000,000		
<b>Total</b>	<b>89,000,000</b>	<b>Total Commitments:</b>	<b>\$76,728,736</b>

Five-Year Acquisition Budget for Council Districts

Total Budget	52,000,000
Approved Acquisitions	(37,219,349)
Sale Proceeds	436,000
<b>Balance</b>	<b>15,216,651</b>

District	Vacancy Level	Acquisition Budget	Approved Acquisitions	Sale Proceeds	Balance Remaining
1	High	7,025,000	(5,207,855)	58,000	1,875,145
2	High	7,025,000	(5,779,875)		1,245,125
3	High	7,025,000	(6,937,315)	378,000	465,685
4	Moderate	3,475,000	(2,797,655)		677,345
5	High	7,025,000	(5,689,720)		1,335,280
6	Low	1,450,000	(1,450,000)		
7	High	7,025,000	(4,344,383)		2,680,617
8	High	7,025,000	(3,319,479)		3,705,521
9	Moderate	3,475,000	(1,443,067)		2,031,933
10	Low	1,450,000	(250,000)		1,200,000
<b>Total</b>		<b>52,000,000</b>	<b>(37,219,349)</b>	<b>436,000</b>	<b>15,216,651</b>

Five-Year Budget for Acquisition Zones & Large Scale Development Projects

Total Budget	37,000,000
Approved Acquisitions	(39,509,387)
<b>Balance</b>	<b>(2,509,387)</b>

District	Vacancy Level	Approved Acquisitions
1	High	(4,099,805)
2	High	(8,943,845)
3	High	(9,618,185)
4	Moderate	
5	High	(9,268,637)
6	Low	
7	High	(4,252,150)
8	High	(1,265,355)
9	Moderate	(2,061,410)
10	Low	
<b>Total</b>		<b>(39,509,387)</b>

## Vacant Property Stabilization

### ■ Objective

The Vacant Property Stabilization Program is designed to seal and protect vacant buildings that are suitable for rehabilitation. Stabilizing a recently vacant property increases the likelihood that it will be acquired and rehabilitated rather than demolished. The program prioritizes properties that are in stronger real estate markets, on blocks with low vacancy rates, and lack significant environmental or soil problems.

### ■ Program Description

In FY06, the City plans to continue with stabilization work in the Councilmanic Districts that have funds remaining. However, Council Districts with funds remaining may use stabilization for other activities approved for the expenditure of NTI tax-exempt government bond proceeds: public safety demolition, retaining wall repair, or grants for infrastructure and physical improvements.

### ■ FY06 Budget

The NTI five-year budget for the stabilization program is \$4.728 million in tax-exempt government purpose bonds. In FY03-FY04, the City spent \$2.428 million, leaving a balance of \$2.3 million. In FY06, the stabilization budget will be allocated following the same distribution approved in FY05, displayed in the table below.

Table 7: NTI District Council Stabilization Budgets

Council District	Total Number Vacant Buildings (Unsafe/Dangerous) (01/2000)	Percentage of Vacant Properties	Completed Stabilizations FY03-FY04	FY05 Stabilizations	Target Stabilization Total FY03-FY05	FY05 Stabilization Budget
1	4150	14.28%	33	-	33	
2	3474	11.95%	33	-	33	
3	4215	14.50%	38	-	38	
4	2242	7.71%	8	57	65	\$570,000
5	7102	24.43%	33	-	33	
6	721	2.48%	18	47	65	\$470,000
7	3203	11.02%	26	24	50	\$240,000
8	2795	9.62%	8	42	50	\$420,000
9	996	3.43%	34	31	65	\$310,000
10	167	0.57%	3	29	32	\$290,000
<b>Total</b>	<b>29,065</b>	<b>100.00%</b>	<b>234</b>	<b>230</b>	<b>464</b>	<b>\$2,300,000</b>

## Retaining Wall Reconstruction

### ■ Objective

Retaining walls are private property (“private infrastructure”). Property owners are responsible for the costs of their maintenance, repairs or reconstruction. Retaining walls, which are used to provide lateral support for land of higher elevation, vary in type, size and composition. Consequently, the cost of retaining wall repairs is highly variable. In some instances, commonly shared retaining walls have deteriorated to the point that they represent a threat to the public safety.

### ■ Program Description

The cost to repair or replace this private infrastructure and the demand for financial assistance is so substantial it far outstrips the City’s Current resources, including General Fund, Community Development Block Grant, bond funds and other currently existing revenue sources. However, recognizing the potential threat posed to public health and safety by imminently dangerous retaining walls, the City will continue to use government purpose bonds to make repairs to these walls on a limited basis.

In FY03, the Streets Department surveyed more than 60 retaining walls in need of repair citywide. The Streets Department provided cost estimates and a priority repair list – based on level of danger posed by the wall – for the walls surveyed. The City committed bond funds to the repair of the most dangerous walls. By law, abutting property owners are required to pay back a portion of the repair costs over four years, while the City pays for the balance.

### ■ FY06 Budget

The City will allocate \$500,000 to fund repairs to 2-3 imminently dangerous retaining walls during FY06.

## Philadelphia Home Improvement Loan

### ■ Objective

A critical component of neighborhood stabilization is the maintenance and rehabilitation of owner-occupied units. Many Philadelphia homeowners need varying degrees of City assistance to maintain or rehabilitate their properties. Without such assistance, these properties will continue to decline, and in some cases, property owners will turn to unscrupulous lenders who structure loans in such a way that puts borrowers at risk of losing their houses. By expanding the Philadelphia Home Improvement Loan, the City is providing a greater number of households with access to low-interest loans that will allow them to maintain a stable home and thus a stable neighborhood.

### ■ Program Description

NTI bond proceeds have been used to expand the PHIL program and make it more flexible. Under the current program, home improvement loans at 3 percent interest are available to households up to 115 percent of area median income (\$79,135 for a family of four). Households earning more than 115 percent AMI will be eligible for 5 percent interest loans. PHIL loans are made up to \$25,000 and can be paid back in variable terms up to 20 years. Since the expanded program was introduced in FY03, it has been one of NTI’s most used programs. 421 Philadelphia households – of all incomes and from all over the city – have taken the opportunity to fix up their homes. Participating lenders PNC Bank, Citizens, Wachovia and Bank of America have closed on more than \$8.4 million in PHIL loans. In order to make this product even more flexible, in FY06 the City will examine the feasibility of changing program guidelines to add a small grant component and/or increase the loan amount.

### ■ FY06 Budget

The City will allocate \$1.8 million in NTI bond proceeds to maintain the PHIL program.

## Anti-Predatory Lending Program

### ■ Objective

Predatory lending is the practice of charging up front fees and excessive interest rates on loans secured by a borrower's home. Targeting vulnerable homeowners, predatory lenders drain the equity from communities, forcing homeowners to foreclosure and increasing vacancy rates throughout the city. Fighting predatory lending is crucial for neighborhood preservation and a key objective of NTI.

### ■ Program Description

Under NTI, the City has developed a four prong strategy to combat predatory lending. The strategy consists of outreach and education, providing legal services, supporting ongoing research into predatory practices and trends and offering alternative loan products. Outreach and education are achieved through the marketing of the City's "Don't Borrow Trouble" hotline and funding of 25 housing counseling agencies. Community Legal Services provides legal support to victims of predatory lending identified by the housing counseling agencies. The Reinvestment Fund (TRF) leads an ongoing strategy team, which meets monthly to review predatory lending cases and to provide technical support to housing counselors. TRF has also conducted significant research into predatory lending practices and trends in foreclosures in Philadelphia and statewide.

Through NTI, the City has created two types of alternative loan products, a home improvement/debt consolidation loan (the PHIL-Plus and Mini-PHIL) and a refinancing loan for victims of predatory lending (the HELPP Program). The PHIL-Plus and Mini-PHIL loan programs – administered by the Greater Philadelphia Urban Affairs Coalition – leverages \$450,000 in NTI bond funding to provide \$2.6 million in home improvement loans to borrowers with past credit problems. As of December 31, 2004, participating banks closed 70 loans. The Homeownership Counseling Association, ACORN, and TRF administer the HELPP program, which provides a refinancing option for victims of predatory lending. As of December 31, 2004, 13 homeowners have received refinancing loans. The program was originally funded with \$250,000 in NTI bond funds and \$220,000 from TRF.

### ■ FY06 Budget

In FY06, the City will allocate \$250,000 to the PHIL-Plus, Mini-PHIL and HELPP Programs.

## HomeBuyNow – Employer Assisted Housing

### ■ Objective

One way to stimulate investment in neighborhoods is to involve local employers in providing new opportunities for homeownership. HomeBuyNow, the City's new Employer Assisted Housing (EAH) program encourages businesses to become active investors in Philadelphia neighborhoods by helping to create homeownership opportunities for their employees. The city will use taxable bonds to support this program.

### ■ Program Description

In FY04, the Greater Philadelphia Urban Affairs Coalition began to develop and market the new benefits program. HomeBuyNow benefits take many forms including settlement assistance, housing counseling, and home improvement loans. The City will match employers settlement grants or closing cost assistance up to \$3,000 per employee. The City has committed \$1 million in NTI bond funds to match employer grants. By the end of 2004, nine employers had signed up to participate in the program, more than 40 employees had taken homebuyer education classes and two employees had purchased new homes.

### ■ FY06 Budget

In FY06, the City will budget \$100,000 for the administration of the HomeBuyNow Program.

## Settlement Grant Assistance

### ■ Objective

Helping more families to become homeowners has a stabilizing effect on neighborhoods. The aim of the settlement grant program is to lower the barriers to homeownership for low- and moderate-income families. The city will use tax-exempt government purpose bonds to fund this activity.

### ■ Program Description

The program provides more than 600 settlement grants to low- and moderate-income first time homebuyers per year. The \$800 grants are available to homebuyers that earn less than 80 percent of the area median income (AMI), or \$55,050 for a family of four, that complete pre-purchase housing counseling at an OHCD-funded housing counseling agency.

### ■ Principles

- ❑ Homebuyer household income cannot exceed 80 percent of AMI as defined by HUD;
- ❑ Homebuyer must be a participant in an OHCD-funded housing counseling program; and
- ❑ Homebuyer must qualify for a mortgage.

### ■ FY06 Budget

In FY06, the City will allocate \$1,100,000 in NTI bond funds for Settlement Grant Assistance. In FY06, the City will also receive an allocation of \$403,000 through the American Dream Downpayment Initiative, which will provide settlement and down payment assistance to new low- and moderate-income homeowners. These grants will be made available to homeowners buying homes in some of the City's new homeownership developments. \$1.3 million in funds for this program were first made available in Philadelphia in FY05.

## Basic Systems Repair Program

### ■ Objective

The Basic Systems Repair Program (BSRP) and activities help maintain stable neighborhoods by providing homeowners with urgent repairs and needed improvements. The city will use tax-exempt government purpose bonds to fund this activity.

### ■ Program Description

The BSRP provides two principle levels of repair services to low-income homeowners. The Tier I services consist of the Emergency Repair Hotline Program and Emergency Heater Hotline. These programs give the City an emergency response capability through which qualified contractors are assigned to complete needed basic systems repairs requiring relatively low expenditures of grant funds. Tier II provides up to \$12,500 of rehabilitation assistance. Typical Tier II repairs include heating system replacement, plumbing and drainage system replacement, wiring, roof replacement and structural systems repairs (floors, ceilings, walls, etc.) Eligible homeowners receiving Tier II services may also receive up to \$2,000 per property in weatherization assistance.

### ■ FY06 Budget

In FY06, the City will allocate:

- \$3,800,000 in NTI bond funds,
- \$8,720,000 in CDBG, and
- \$1,247,000 in Housing Trust Fund dollars,

to the Basic Systems Repair Program. This will bring the total FY06 funding for BSRP to \$13,767,000.

## Adaptive Modifications Program

### ■ Objective

The Adaptive Modification Program provides low-income Philadelphia residents with permanent physical disabilities with increased mobility within and access to their homes. The City will use tax-exempt government purpose bonds to fund this activity.

### ■ Program Description

The Adaptive Modification Program is available for homeowner-occupied and renter-occupied houses which need to be made accessible for income-eligible people with disabilities. Adaptive modifications must meet one or more of the following objectives:

- Improve the consumer's ability to enter and exit the home;
- Increase the consumer's ability to perform activities of daily living; and/or,
- Enable the consumer to remain in the home and/or prevent institutionalization.

### ■ FY06 Budget

In FY06, the City will allocate:

- \$1,200,000 in NTI bond funds,
- \$800,000 in CDBG,
- \$500,000 in State Funds, and
- \$220,000 in Housing Trust Fund dollars,

for a total of \$2,720,000 to Adaptive Modifications.

## Affordable Rental Development

### ■ Objective

The City's rental housing production activities respond to the need for affordable housing by increasing the supply of rental housing for low and moderate-income families. Nine percent Low Income Housing Tax Credits are the principle source of financing for affordable rental development in Philadelphia. Over the past few years, increased in competition from other parts of the state has reduced the amount of nine percent credits allocated to Philadelphia. In addition, the amount of available subsidy to support rental projects has diminished. In support of the Equitable Development Strategy, the City will explore new ways of using NTI tax exempt bond proceeds to create new affordable rental housing and promote mixed-income housing opportunities.

### ■ Program Description

Around the country, multifamily bonds are increasingly being used to finance the production of mixed- rental housing. For example, 50-30-20 developments, common in New York City, combine multifamily financing and four percent tax credits to produce developments where: 50 percent of the units are market rent, 30 percent of the units are allocated to moderate or middle-income households, earning up to 125 percent of the area median income (AMI), and 20 percent of the units are allocated to low-income households earning less than 50 percent of AMI. In FY06, the City will explore the feasibility of combining NTI tax exempt bonds with multifamily bonds and four percent tax credits or using other financial tools to create new affordable and mixed-income rental housing opportunities. The City will use an RFP process to choose appropriate projects. The following areas will be eligible for the RFP process:

- Census tracts that have experienced a greater than 25 percent appreciation in real estate values since 2001 (See Appendix E), or
- Non-residential areas of the city with large scale development activity, such as the Delaware Riverfront.

### ■ FY06 Budget

The City will allocate \$3.6 million in NTI bonds, originally budgeted in FY05, to affordable rental development.

## Equitable Development Strategy

### ■ Objective

NTI investments, combined with other factors such as low interest rates and the ten-year real estate tax abatement, are stimulating real estate markets across more areas of the city than at any other time in recent history. Though the appreciating real estate market is creating new wealth in communities, there is a growing concern about the impact of these changes in many traditionally low-investment neighborhoods. Long-time neighborhood residents have expressed concerns about rising real estate taxes, real estate speculation, and displacement. In order to address these concerns, the City, led by the Office of Housing and Neighborhood Preservation, will implement the Equitable Development Strategy (EDS). The City will use taxable and tax-exempt NTI-bonds to support the EDS.

### ■ Program Description

The City proposes to use EDS funding to write down single family mortgage rates for buyers whose income does not exceed 115 percent of median income in targeted neighborhoods, Eligible buyers must also meet all applicable criteria for Pennsylvania neighborhoods. Eligible buyers must also meet all applicable criteria for Pennsylvania Housing Finance Agency mortgage revenue bonds. The following areas will be eligible:

- Census tracts that have experienced a greater than 25 percent appreciation in real estate values since 2001 (see Appendix E), or
- Non-residential areas of the city with large scale development activity

The EDS will seek to:

- Balance growth and equity by promoting mixed income development and supporting affordable housing programs
- Provide existing homeowners with accurate information about land assembly, demolition, and any planned relocation, in order to counter rumors and misinformation about displacement
- Educate homeowners about current options for addressing increasing real estate tax assessments, e.g. freezing of assessments, payment plans, by providing housing counseling and financial planning workshops

- Leverage NTI bond funds to create and preserve affordability in targeted neighborhoods
- Promote the City's loan and grant programs to help existing homeowners
- Review available data and develop recommendations for other measures that will assist long term residents

### ■ American Street Empowerment Zone

Other City agencies are actively engaged in projects that will support the Equitable Development Strategy, for example the American Street Empowerment Zone Community Trust Board has allocated \$100,000 for an associated program. Through its Neighborhood Funding Stream, administered by the United Way of Southeastern Pennsylvania, the EZ will seek to increase residents' access to existing home repair and financial assistance programs and to conduct research on ways to ensure equitable development.

### ■ FY06 Budget

In FY06, the City will budget \$1.95 million in NTI bond funds to support the Equitable Development Strategy.

## Commercial Corridor Support Program

### ■ Objective

Vibrant commercial corridors provide the stable center of healthy neighborhoods. These districts offer necessary retail services, local employment opportunities, and a means for keeping dollars cycling through the community. The Mayor's Economic Development Blueprint prioritizes increasing investment in neighborhood commercial corridors as a means of sustaining the positive changes initiated by NTI. The City will spend tax-exempt government purpose bonds to fund the Commercial Corridor Support Program (CCSP).

### ■ Program Description

The Commercial Corridor Support Program will fund a range of eligible activities designed to protect the health and safety of residents and improve the physical appearance and quality of life of commercial corridors, consistent with the use of tax-exempt government purpose bond proceeds.

The Mayor's Office will work with City Council and the City's economic development entities, including the Empowerment Zone/Renewal Community, Commerce Department, and Philadelphia Commercial Development Corporation to develop selection criteria and a process for targeting appropriate investments to selected commercial corridors.

An RFP process will be used to select corridors based on their geographic diversity, ability to leverage other public and private investments, level of organization, existence of plans, and capacity of local CDCs, or other neighborhood-based organizations. See Appendix F for a list of eligible commercial corridors.

### ■ FY06 Budget

In FY06, the City will budget \$1.95 million for the Commercial Corridor Support Program.

## Homelessness Prevention Program

### ■ Objective

The Homelessness Prevention Program will prevent or reduce homelessness by providing assistance to low-income individuals and families with children. It will also contribute to NTI's on-going efforts to combat vacancy stemming from predatory lending and mortgage foreclosures by providing resources to individuals and families in danger of losing their houses.

### ■ Program Description

In past years, the City has funded a Homelessness Prevention Program, which provided emergency assistance, in the form of security deposits, mortgage assistance, rental assistance, or utility assistance, to maintain households in their own residences and to prevent families and individuals from becoming homeless. In FY06, the City, led by the Office of Emergency and Shelter Services (OESS), will create a new Homelessness Prevention Program based on demonstrated, evidenced based, measurable, and results-oriented best practices from around the country. OESS will lead an RFP Process to select a provider or providers to administer the new program. The City will spend tax-exempt NTI bond proceeds to fund the Homelessness Prevention Program.

### ■ Principles

The Homelessness Prevention Program will be guided by the following Principles:

- Prevention of new cases of homelessness arising out of mortgage foreclosures associated with predatory lending and/or families and individuals who are in imminent danger of a housing crisis, i.e. for those presenting at OESS for shelter placement.
- Linkage of Community Based Prevention to Intake Reception Sites/Services in the form of Rapid Re-Entry.
- Participants must be enrolled in services at a community-based organization, and receiving services to alleviate the possibility of returning to a housing crisis.

### ■ FY06 Budget

The City will allocate \$1 million in NTI bonds funds to the Homelessness Prevention Program.



## Vacant Property Management Information System

### ■ Objective

The Vacant Property Management Information System (VPMIS) will provide an efficient mechanism for acquiring, assembling, and disposing of property. Currently, the City lacks the ability to track individual or assembled parcels as they wind their way through the multitude of City agencies involved in these processes.

In addition, various City agencies often research the same information on a property because a unified information storage system they can reference is not available. The result is duplication of effort, delay, and inefficiency in the processing of vacant property transactions. VPMIS will address these problems, increasing timeliness and decreasing the cost of the City's land acquisition and disposition processes. Tax-exempt government purpose bonds will finance the development of this system.

### ■ Program Description

In FY03, the City developed a baseline system, designed to manage information from the City's increased volume of property acquisitions. The system tracks all pertinent information on a property to be acquired, aiding project managers in keeping track of details of each acquisition and tools for keeping each acquisition under budget. This system is the first component of the fully integrated Vacant Property Management Information System (VPMIS). The VPMIS will track the acquisition, assembly, and disposition of parcels. The system concept allows users to create a project and track information regarding a project status through all phases. The conceptual design allows for multiple end-user interfaces and reporting for City agencies, departments and elected officials. With the conceptual design phase complete, the development team is working on a variety of project tasks to be delivered and implemented in FY06.

### ■ FY06 Budget

In FY06, the City will budget \$1.8 million for the development of the fully integrated VPMIS.

## Unified Land Records System

### ■ Objective

Today each of the major departments maintain property specific data in separate systems that cannot be readily integrated with one another. Moreover, while the data is address based, there are inconsistencies in addressing standards and data organization, increasing the difficulty of quickly and accurately accessing relevant data for an individual property.

The successful reengineering of City land systems mandates the design, development and implementation of an information technology plan to integrate these separate systems and allow City agencies and departments to access necessary information. The Unified Land Records System (ULRS) will aggregate accurate and current land record data from all of the multiple independent databases that now contain property-specific information used by various departments throughout the City. These property-specific data will be linked by a common address utilizing the ULRS's Master Address System in conjunction with the Department of Records' ParcelBase. Sharing property data across City agencies and departments can provide substantial benefits to the City's revenue collection, cost avoidance, risk reduction, service provision, neighborhood planning and housing and community development activities.

### ■ Program Description

Achieving the coordination envisioned above requires the design and implementation of two projects simultaneously: Unified Land Records System and ParcelBase. These projects will develop an enterprise data model and an integrated parcel management system that will enable access to and the sharing of land record information among City departments who maintain, manage, or use land records. ULRS is based on a standardized address management system that utilizes the DOR ParcelBase to improve the quality and effectiveness of address information in the City. The address management system is intended to support address standardization and reduce redundant management of address data in various City departments as well as to mitigate data quality problems that are currently widespread.

ULRS will also implement procedures and controls to ensure the maintenance of data stored in the common data model is performed by the appropriate departments in a timely and disciplined manner, and that the maintenance process includes well-defined

quality assurance procedures. Once the system is designed and implemented, core ULRS applications and end-user interfaces will provide access to all City departments via the City's Intranet and the Internet.

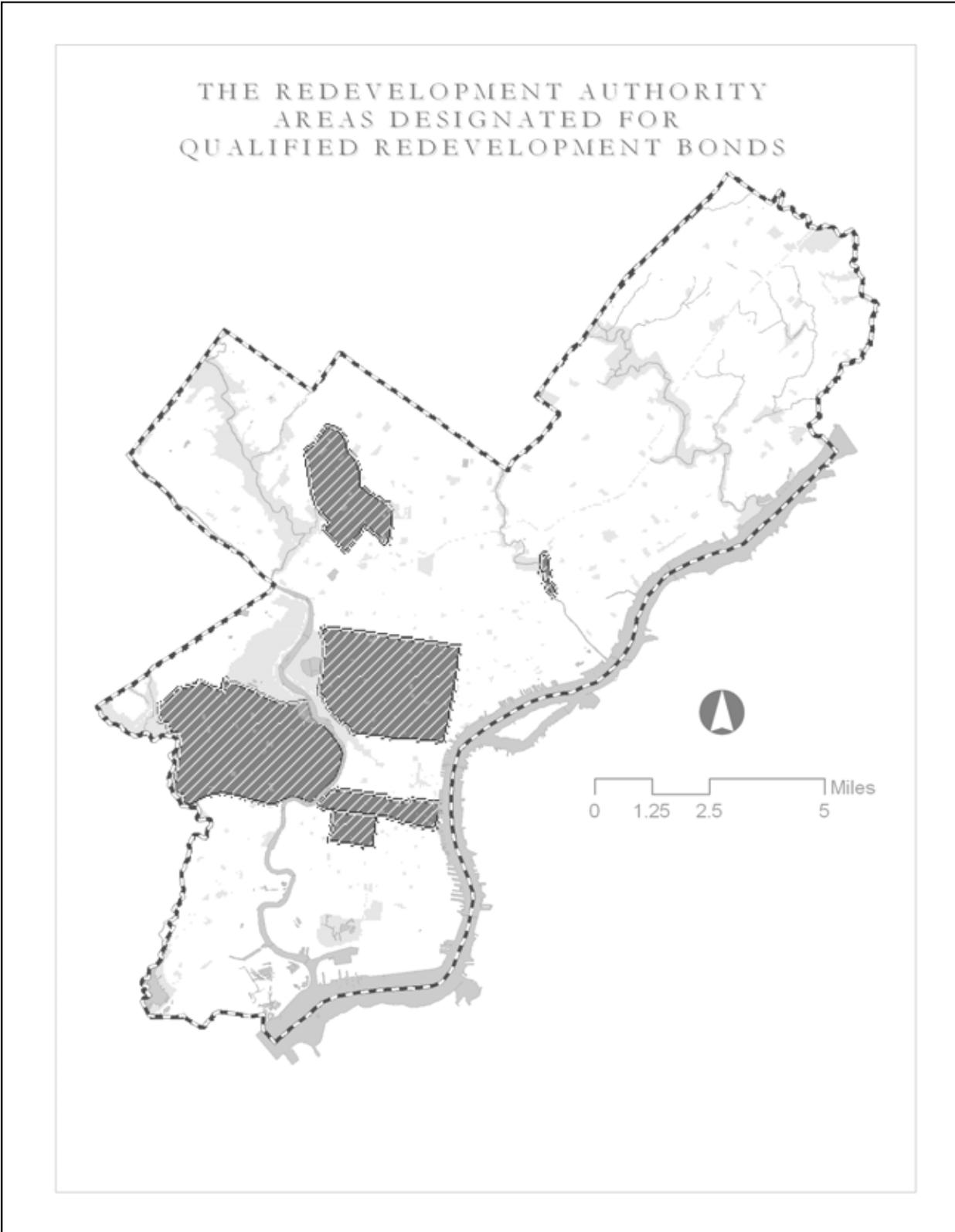
■ **FY06 Budget**

In FY06, the City will allocate \$225,000 for additional ULRS development work.

# NTI FY06 PROGRAM STATEMENT AND BUDGET

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## APPENDIX A QUALIFIED REDEVELOPMENT BONDS



## 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. 16<sup>th</sup> 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 FY06 PROGRAM STATEMENT AND BUDGET

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## APPENDIX B COMMUNITY PLANNING

## Philadelphia City Planning Commission: NTI Planning Areas for Year Four of NTI

### ■ Neighborhoods

#### Upper North Philadelphia

##### ■ 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.

#### Germantown

##### ■ 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

##### ■ Olney

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

#### Lower North Philadelphia

##### ■ 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. Adjacent to Temple University. Formerly named "Habitat North Central/ACDC East."

##### ■ Strawberry Mansion

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."

#### South Philadelphia

##### ■ 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 Philadelphia 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."

### Southwest Philadelphia

■ **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.

### West Philadelphia

■ **Mantua**  
Private developers propose major investment for new and rehabbed housing. Location near University City, Drexel University, 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.

### Near Northeast Philadelphia

■ **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.

■ **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."

### Far Northeast Philadelphia

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

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

### Central Philadelphia

■ **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."

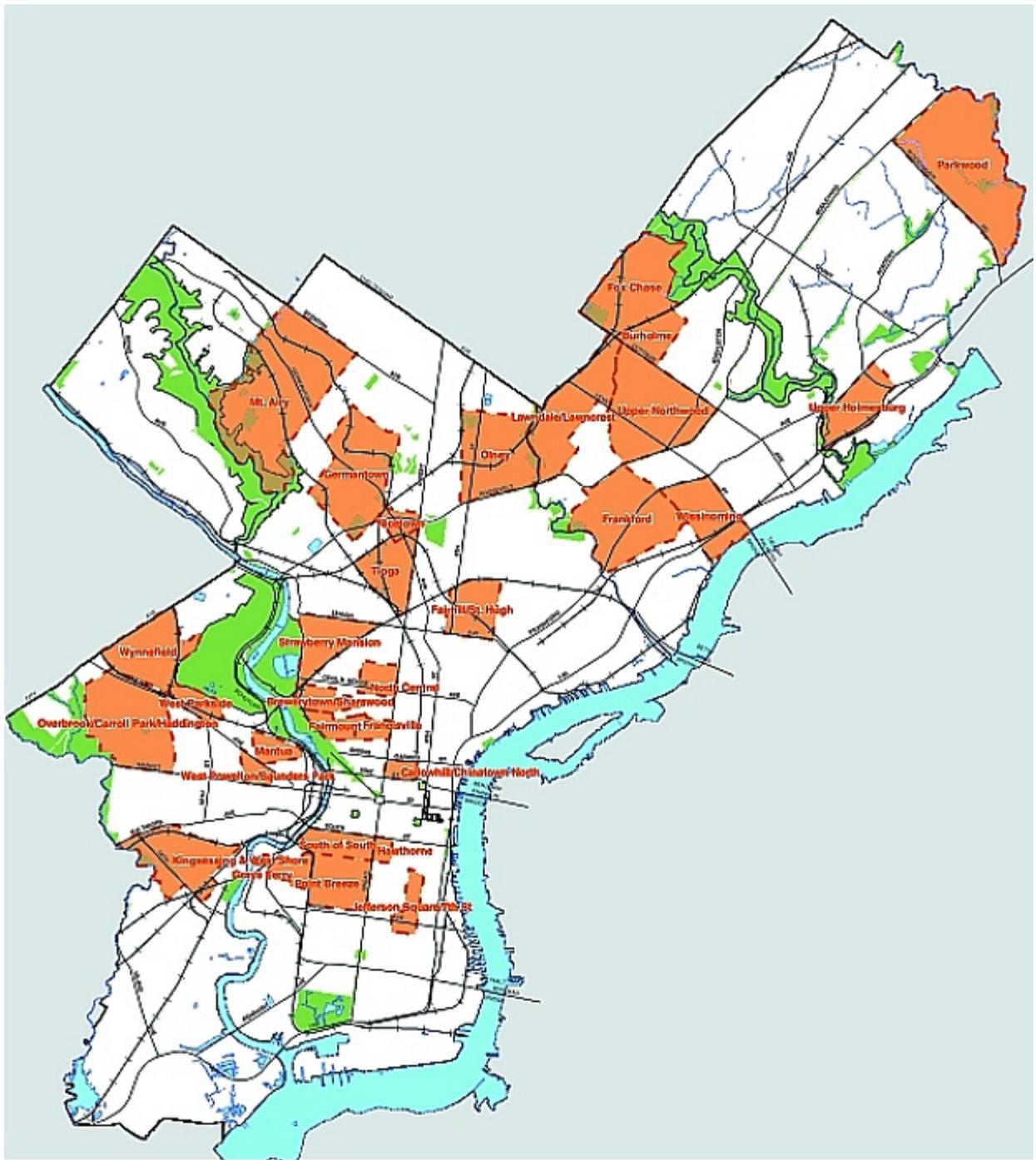
### Corridors (3)

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

# YEAR 4 NTI PLANNING AREAS



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphic Division  
www.philadelphiaplan.org  
April 2015

Year 2 NTI



1 inch equals 11,315 feet

The file for planning areas is large,  
please return to the website and  
click on the listed link for  
Appendix B Maps

# NTI FY06 PROGRAM STATEMENT AND BUDGET

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## APPENDIX C RESIDENTIAL DEMOLITION

Neighborhood Transformation Initiative FY03 - FY06 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
AACC2B	AACC2B - CD5	5	19	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete
AACC2B	AACC2B - CD7	7	4	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete
012	Jefferson Square	1	72	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
028	Ludlow	5	81	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
016	Belmont	3	55	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
038A	5900 Market A	3	3	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038B	5900 Market B	3	3	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038D	58th and Willows	3	3	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038E	Salford and Beaumont	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038F	Peach & Ruby	3	4	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038G	Chester Ave.	3	3	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038H	Lindenwood	3	7	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
014	Logan	9	125	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
020A	Kensington	1	144	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
038J	Paschall	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038K	49th and Saybrook	3	7	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
038L	Fallon and Hanson	3	6	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
039A	Farson	3	10	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
039B	Dearborn	3	7	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
039C	E. Susquehanna	1	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
017A	Allegheny West	8	40	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
013A	Haddington A	4	148	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
018A	Gray's Ferry A	2	94	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	2Q06
018B	Gray's Ferry B	2	100	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	2Q06
018C	Gray's Ferry C	2	12	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
040A	N. 43rd Street	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Cancelled by City				
040B	Brooklyn Street A	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	1Q06
040C	Brooklyn Street B	3	5	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	4Q05	1Q06
040D	Aspen Street	3	6	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	1Q06
041	Mill Creek Phase 1	3	58	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete

Neighborhood Transformation Initiative FY03 - FY06 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
045	Mill Creek Phase 2	3	24	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC3	AACC 3 - CD8	8	40	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Underway	4Q05
014B	Logan B	9	36	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05
033	Universal Homes	2	24	Completed	Completed	Completed	Completed	Complete	Complete	Complete	Complete	Complete	Complete	Underway	4Q05
034	Mill Creek Phase 3	3	32	Completed	Completed	Completed	Completed	4Q05	4Q05	4Q05	4Q05	4Q05	1Q06	1Q06	2Q06
032	Strawberry Mansion North	5	267	Completed	Completed	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q06	4Q06
037	Fairhill	7	95	Completed	Completed	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	1Q06
030	Kensington & Allegheny	7	68	Completed	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	1Q06	1Q06	2Q06
AACC4	AACC 4 - CD7	7	70	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	4Q05	4Q05	4Q05	1Q06
029	Haddington B (Max 60)	4	Max 62	Complete	Complete	4Q05	4Q05	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	3Q06
043	CB Moore Phase 2	5	43	Completed	Completed	Complete	Complete	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06
044	CB Moore Phase 3	5	36	Completed	Completed	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06
048	CB Moore Phase 4	5	59	Completed	Completed	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06
026	Nicetown	8	50	Completed	Completed	Complete	Complete	4Q05	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06
036	Germantown	8	Max 94	Complete	Complete	1Q06	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	2Q06	2Q06	4Q06
046	Norris Square	7	Max 20	Complete	Complete	Complete	4Q05	1Q06	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06
035	Strawberry Mansion 4	5	Max 87	Complete	Complete	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06
051	Pradera	5	17	Complete	Complete	Complete	Complete	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06
050A	Fairmount Avenue	3	6	Complete	Complete	Complete	Complete	Complete	Complete	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06
050B	Baltimore Avenue	3	4	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06
050C	N. 52nd Street	3	11	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06
050D	Chestnut Street	3	6	Complete	Complete	Complete	Complete	4Q05	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	2Q06
050E	To Be Determined	3	5	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q05	2Q05	3Q05
050F	To Be Determined	3	5	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q05	2Q05	3Q05
050G	To Be Determined	3	5	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q05	2Q05	3Q05
050H	To Be Determined	3	5	4Q05	4Q05	4Q05	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q05	2Q05	3Q05
027	Carroll Park	3	Max 100	Complete	4Q05	4Q05	4Q05	1Q06	1Q06	2Q06	2Q06	2Q06	2Q06	2Q06	4Q06
031	Kensington B (Max CD 1 - 152)	1	TBD	Complete	4Q05	4Q05	4Q05	1Q06	1Q06	2Q06	2Q06	2Q06	2Q06	2Q06	4Q06
047	Jefferson Square B	1	47	Complete	Complete	Complete	Complete	4Q05	4Q05	1Q06	1Q06	2Q06	2Q06	2Q06	4Q06
052	N. 12th Street	5	9	Complete	Complete	Complete	Complete	4Q05	4Q05	1Q06	1Q06	2Q06	2Q06	2Q06	4Q06
049	Council District 2	2	Max 14	1Q06	1Q06	1Q06	1Q06	1Q06	2Q06	2Q06	2Q06	3Q06	3Q06	3Q06	4Q06

Neighborhood Transformation Initiative FY03 - FY06 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
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	Mantua	3	118	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
2	Frankford	7	24	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
003/004	Northeast	6	9	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007A	Tioga A	8	83	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007B	Tioga B	8	10	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007C	Tioga C	8	12	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007D	Tioga D	8	13	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007E	Tioga E	8	18	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
007F	Tioga 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 Tioga	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	Underway	4Q05
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	49	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
021	APM - West	5	110	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
019	APM - East	7	110	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
AACC2B	AACC2B - CD1	1	12	Complete	Complete	Complete	Complete	Complete	N/A	N/A	N/A	Complete	Complete	Complete	Complete

# NTI FY06 PROGRAM STATEMENT AND BUDGET

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## APPENDIX D LARGE VACANT BUILDINGS DEMOLITION

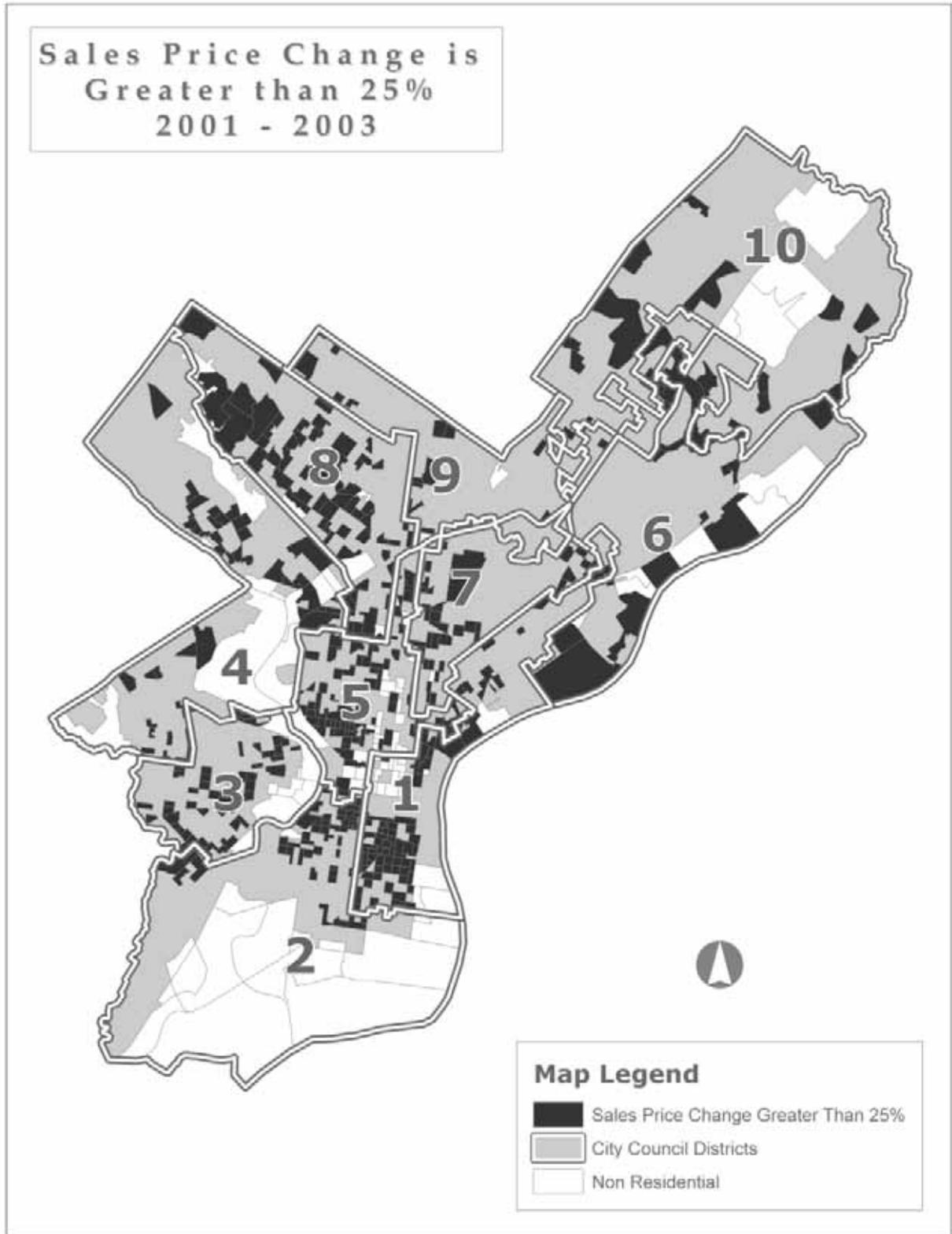
## Large Vacant Building Demolitions

Council District	No.	Dir	Street	Est. Demo Cost (excluding asbestos)	Building Description	Lot Size	Status Notes
1	3049-59		Ruth St.		10,954 SF Footprint		L&I to reinspect and move to equity court
5	2704-24	W	Diamond St.		Industrial garage		L&I to reinspect and move to equity court
7	2801	N.	American St.		operating tire business with overgrown lot		Awaiting NTI acquisition for demolition
8	5246-60		Belfield Ave.	\$230,000	1-story brick industrial building Part is shell; part rehabbed	62,139	Will obtain Equity Court Order
8	4851		Stenton Ave.	\$200,000	2-story building	59,823	Equity Court order obtained
8	1711	W	Allegheny Ave.	\$400,000	Vacant multi-story Industrial Building		L&I to reinspect and move to equity court
8	423-31	E	Collom St.	\$90,000	2-story brick building abutting 437 E. Collom St.	12,469	L&I to reinspect and move to equity court
8	437-49	E	Collom St.	\$150,000	2-story brick building abutting 433 E. Collom St.	31,400	L&I to reinspect and move to equity court
8	312	W.	Coulter St.		burnout auto repair shop		L&I to reinspect and move to equity court

## NTI FY06 PROGRAM STATEMENT AND BUDGET

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### APPENDIX E MAP OF AREAS ELIGIBLE FOR EQUITABLE DEVELOPMENT STRATEGY AND AFFORDABLE RENTAL FUNDING



## NTI FY06 PROGRAM STATEMENT AND BUDGET

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### 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>
1st District			
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	26	Yes
1	Snyder Plaza & Vicinity (to incl. Columbus Commons)	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

**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>2nd District</b>			
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
<b>3rd District</b>			
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

## Commercial Centers, by City Council Districts, City of Philadelphia

Philadelphia City Planning Commission, Philadelphia Shops Inventories

City Council District(s) <sup>1</sup>	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample <sup>2</sup>
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
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	
5th District			
5, 2	Market West - Center City	1	
5	Parkway - Logan Circle	2	
5	Rodin Place & vicinity	4	
5	West Girard	140	Yes

Commercial Centers, by City Council Districts, City of Philadelphia			
Philadelphia City Planning Commission, Philadelphia Shops Inventories			
City Council District(s) <sup>1</sup>	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample <sup>2</sup>
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
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

Commercial Centers, by City Council Districts, City of Philadelphia

Philadelphia City Planning Commission, Philadelphia Shops Inventories

City Council District(s) <sup>1</sup>	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample <sup>2</sup>
6, 7	Bustleton and Tustin vic	314	
6, 7	Bells Corner	315	
6, 7	Boulevard/Pennypack Circl	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
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 Circl	316	
7, 10	Bustleton Ave-Rhawnhurst	317	

Commercial Centers, by City Council Districts, City of Philadelphia			
Philadelphia City Planning Commission, Philadelphia Shops Inventories			
City Council District(s) <sup>1</sup>	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample <sup>2</sup>
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
8th District			
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 Chelten	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
9th District			
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

**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>
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
10th District			
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	

**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>
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 FY06 PROGRAM STATEMENT AND BUDGET

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APPENDIX G  
NTI COUNCIL DISTRICT FUNDING

District 1: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	10,177,159	5,577,159	900,000	5,500,000
Large Vacant Building Demolition	2,750,297		138,656		0
Land Acquisitions	74,000,000				0
<i>Council District Acquisitions</i>		7,025,000	5,207,855		1,875,145
<i>City Significant Acquisitions</i>		4,099,805	4,099,805		
Vacant Property Stabilization	2,428,000	267,234	267,234		
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>21,569,198</b>	<b>15,290,709</b>	<b>900,000</b>	<b>7,375,145</b>

District 2: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	9,653,959	8,917,959	900,000	1,636,000
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		7,025,000	5,779,875		1,245,125
<i>City Significant Acquisitions</i>		8,943,845	8,943,845		
Vacant Property Stabilization	2,428,000	268,851	268,851		
Retaining Wall Reconstruction	2,170,000	258,361			258,361
<b>Total</b>	<b>206,350,000</b>	<b>26,150,016</b>	<b>23,910,530</b>	<b>900,000</b>	<b>3,139,486</b>

District 3: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	11,677,388	7,594,588	900,000	4,982,800
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		7,025,000	6,937,315		465,685
<i>City Significant Acquisitions</i>		9,618,185	9,618,185		
Vacant Property Stabilization	2,428,000	294,690	294,690		
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>28,615,263</b>	<b>24,444,778</b>	<b>900,000</b>	<b>5,448,485</b>

District 4: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	5,568,828	3,774,828	500,000	2,294,000
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		3,475,000	2,797,655		677,345
<i>City Significant Acquisitions</i>					
Vacant Property Stabilization	2,428,000	81,296	81,896	570,000	570,000
Retaining Wall Reconstruction	2,170,000	679,334	300,000		379,334
<b>Total</b>	<b>206,350,000</b>	<b>9,804,458</b>	<b>6,954,379</b>	<b>1,070,000</b>	<b>3,920,679</b>

District 5: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	21,974,786	12,568,086	900,000	10,306,700
Large Vacant Building Demolition	2,750,297		530,968		
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		7,025,000	5,689,720		1,335,280
<i>City Significant Acquisitions</i>		9,268,637	9,268,637		
Vacant Property Stabilization	2,428,000	362,571	362,571		
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>38,630,994</b>	<b>28,419,982</b>	<b>900,000</b>	<b>11,641,980</b>

District 6: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	161,351	118,351	100,000	143,000
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		1,450,000	1,450,000		
<i>City Significant Acquisitions</i>					
Vacant Property Stabilization	2,428,000	77,382	77,382	470,000	470,000
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>1,688,733</b>	<b>1,645,733</b>	<b>570,000</b>	<b>613,000</b>

District 7: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	11,045,149	8,079,149	900,000	3,866,000
Large Vacant Building Demolition	2,750,297		1,099,585		
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		7,025,000	4,344,383		2,680,617
<i>City Significant Acquisitions</i>		4,252,150	4,252,150		
Vacant Property Stabilization	2,428,000	326,560	326,560	240,000	240,000
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>22,648,859</b>	<b>18,101,827</b>	<b>1,140,000</b>	<b>6,786,617</b>

District 8: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	10,939,211	6,184,211	900,000	5,655,000
Large Vacant Building Demolition	2,750,297		160,000		1,070,000
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		7,025,000	3,319,479		3,705,521
<i>City Significant Acquisitions</i>		1,265,355	1,256,355		
Vacant Property Stabilization	2,428,000	78,152	78,152	420,000	420,000
Retaining Wall Reconstruction	2,170,000	597,834	597,834		
<b>Total</b>	<b>206,350,000</b>	<b>19,905,552</b>	<b>11,596,031</b>	<b>1,320,000</b>	<b>10,850,521</b>

District 9: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703	3,460,875	3,460,875	500,000	500,000
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		3,475,000	1,443,067		2,031,933
<i>City Significant Acquisitions</i>		2,061,410	2,061,410		
Vacant Property Stabilization	2,428,000	330,000	330,000	310,000	310,000
Retaining Wall Reconstruction	2,170,000	470,468	470,468		
<b>Total</b>	<b>206,350,000</b>	<b>9,797,753</b>	<b>7,765,820</b>	<b>810,000</b>	<b>2,841,933</b>

District 10: NTI Funding Summary (7/1/02-5/31/05)

NTI Activity	FY03-FY05 Cumulative Budgets	FY03-05 District Budget	District Obligations (as of 5/31/05)	FY06 Proposed District Budget	District Balance (incl. FY06)
Residential Demolition	125,001,703			100,000	100,000
Large Vacant Building Demolition	2,750,297				
Land Acquisitions	74,000,000				
<i>Council District Acquisitions</i>		1,450,000	250,000		1,200,000
<i>City Significant Acquisitions</i>					
Vacant Property Stabilization	2,428,000	20,000	20,000	310,000	310,000
Retaining Wall Reconstruction	2,170,000				
<b>Total</b>	<b>206,350,000</b>	<b>1,470,000</b>	<b>270,000</b>	<b>410,000</b>	<b>1,610,000</b>

Citywide Programs - All Districts

NTI Activity	FY03-FY05 Cumulative Budgets	FY06 Proposed Budget	Cumulative Citywide Budget
Expanded HRP	5,000,000		5,000,000
Expanded PHIL	2,000,000	1,800,000	3,800,000
Anti-Predatory Loan Products	750,000	250,000	1,000,000
Employer Assisted Housing	1,500,000	100,000	1,600,000
Targeted Basic Systems Repair Program	3,000,000		3,000,000
Settlement Grant Assistance	1,100,000	1,100,000	2,200,000
Preservation Development Initiative	250,000		250,000
Basic Systems Repair Program	22,675,000	3,800,000	26,475,000
Adaptive Modification Program	7,300,000	1,200,000	8,500,000
SHARP Home Repair Program	525,000		525,000
Historic Property Repair Program	1,000,000		1,000,000
Affordable Rental Development		3,600,000	3,600,000
Housing Trust Fund	1,500,000		1,500,000
Equitable Development Strategy		1,953,862	1,953,862
Commercial Corridor Support Initiative		1,953,861	1,953,861
Homelessness Prevention		1,000,000	1,000,000
<b>Management Information</b>			
Vacant Property MIS	3,500,000	1,800,000	5,300,000
ULRS	3,000,000	225,000	3,225,000
<b>Total</b>	<b>53,100,000</b>	<b>18,782,723</b>	<b>71,882,723</b>

Philadelphia Home Improvement Loan (PHIL) Program  
 Loan Data by Councilmanic District for Period from Program Inception to 3/31/05

Council District	1984 through 6/30/04		7/1/04 to 3/31/05		1984 through 3/31/05	
	Number of Loans	Amount of Loans	Number of Loans	Amount of Loans	Number of Loans	Amount of Loans
1	727	\$8,405,427	20	\$408,999	747	\$8,814,426
2	1342	15,748,338	14	293,496	1356	16,041,834
3	731	8,350,444	7	174,990	738	8,525,434
4	472	4,308,071	14	290,617	486	4,598,688
5	514	6,273,999	6	126,834	520	6,400,833
6	423	4,177,272	14	274,514	437	4,451,786
7	320	3,507,770	1	24,965	321	3,532,735
8	788	8,947,666	33	650,023	821	9,597,689
9	328	3,618,346	6	126,545	334	3,744,891
10	345	3,962,484	19	403,921	364	4,366,405
<b>Total</b>	<b>5990</b>	<b>\$67,299,817</b>	<b>134</b>	<b>\$2,774,904</b>	<b>6124</b>	<b>\$70,074,721</b>
						<b>100.00%</b>

# HRP Production

Fiscal Year ending 2003

Council District	Units	Total Subsidy	Total Development
1	3	\$181,947.00	\$353,802.00
2	1	\$51,493.00	\$89,493.00
3	2	\$95,650.00	\$212,526.00
4	6	\$394,243.00	\$753,645.00
5	3	\$149,418.00	\$267,635.00
7	4	\$191,761.00	\$336,779.00
8	5	\$250,238.00	\$500,247.00
9	6	\$214,670.00	\$591,950.00
	30	\$1,509,420.00	\$3,106,077.00

Fiscal Year ending 2004

Council District	Units	Total Subsidy	Total Development
1	3	\$160,404.00	\$309,272.00
3	4	\$231,480.00	\$540,480.00
4	7	\$480,298.00	\$886,155.00
5	1	\$36,161.00	\$76,266.00
7	2	\$117,402.00	\$226,345.00
8	4	\$174,503.00	\$400,611.00
9	3	\$153,454.00	\$344,941.00
	24	\$1,353,702.00	\$2,784,070.00

Fiscal Year ending 2005

Council District	Units	Total Subsidy	Total Development
1	4	\$236,758.00	\$510,658.00
2	4	\$253,667.00	\$551,916.00
3	2	\$156,049.00	\$337,360.00
4	3	\$156,704.00	\$319,376.00
5	2	\$124,348.00	\$280,932.00
6	1	\$72,477.00	\$157,477.00
8	10	\$556,168.00	\$1,234,456.00
9	2	\$98,486.00	\$221,262.00
	28	\$1,654,657.00	\$3,613,437.00

Under construction

Council District	Units	Total Subsidy	Total Development
1	6	\$393,354.00	\$899,256.00
2	25	\$2,505,989.00	\$4,151,640.00
3	3	\$169,871.00	\$386,871.00
4	3	\$185,513.00	\$345,013.00
5	17	\$1,131,360.00	\$2,662,139.00
7	5	\$349,719.00	\$652,719.00
8	4	\$356,203.00	\$660,339.00
9	4	\$196,099.00	\$429,099.00
	67	\$5,288,108.00	\$10,187,076.00

Under Review (assuming subsidy of 75k; total Development 152k)

Council District	Units	Total Subsidy	Total Development
2	1	\$75,000.00	\$152,000.00
3	1	\$75,000.00	\$152,000.00
4	8	\$600,000.00	\$1,216,000.00
7	5	\$375,000.00	\$760,000.00
8	30	\$2,250,000.00	\$4,560,000.00
	45	\$3,375,000.00	\$6,840,000.00

## NTI-Funded BSRP (FY04-FY05)

Council District	FY04 Number of Repairs	FY05 Number of Repairs (YTD)	FY04-05 Total Repairs	Approximate Repair Cost	Percentage of Total Repairs
1	200	128	328	1,453,040	5.89%
2	373	274	647	2,866,210	11.62%
3	476	363	839	3,716,770	15.06%
4	369	267	636	2,817,480	11.42%
5	540	310	850	3,765,500	15.26%
6	42	70	112	496,160	2.01%
7	299	261	560	2,480,800	10.05%
8	471	365	836	3,703,480	15.01%
9	429	320	749	3,318,070	13.45%
10	5	8	13	57,590	0.23%
<b>Total</b>	<b>3204</b>	<b>2366</b>	<b>5570</b>	<b>24,675,100</b>	<b>100.00%</b>

## NTI-Funded Settlement Grants (FY04-FY05)

Council District	FY04 Number of Grants	FY05 Number of Grants (YTD)	FY04-05 Total Grants	Approximate Grant Amounts	Percentage of Total Grants
1	64	60	124	99,200	8.61%
2	78	80	158	126,400	10.97%
3	37	43	80	64,000	5.56%
4	54	62	116	92,800	8.06%
5	47	39	86	68,800	5.97%
6	134	98	232	185,600	16.11%
7	110	89	199	159,200	13.82%
8	52	65	117	93,600	8.13%
9	162	141	303	242,400	21.04%
10	12	13	25	20,000	1.74%
<b>Total</b>	<b>750</b>	<b>690</b>	<b>1440</b>	<b>1,152,000</b>	<b>100.00%</b>

NTI-Funded Adaptive Modification Grants (FY04-FY05)

Council District	FY04 Number of Grants	FY05 Number of Grants (YTD)	FY04-05 Total Grants	Percentage of Total Grants
1	10	18	28	7.65%
2	14	20	34	9.29%
3	22	28	50	13.66%
4	28	24	52	14.21%
5	25	25	50	13.66%
6	8	6	14	3.83%
7	10	16	26	7.10%
8	27	23	50	13.66%
9	21	19	40	10.93%
10	3	19	22	6.01%
<b>Total</b>	<b>168</b>	<b>198</b>	<b>366</b>	<b>100.00%</b>

NTI-Funded SHARP Repairs (FY04-FY05)

Council District	FY04 Number of Repairs	FY05 Number of Repairs (YTD)	FY04-05 Total Repairs	Percentage of Total Repairs
1	43	42	85	6.69%
2	54	49	103	8.10%
3	140	76	216	16.99%
4	75	67	142	11.17%
5	121	93	214	16.84%
6	20	15	35	2.75%
7	33	24	57	4.48%
8	209	79	288	22.66%
9	88	35	123	9.68%
10	0	8	8	0.63%
<b>Total</b>	<b>783</b>	<b>488</b>	<b>1271</b>	<b>100.00%</b>

## Current Targeted Basic Systems Repair Program (TBSRP) Contracts and Amounts for FY'05

Contract	Amount	Council District	Contract Start Date
Yorktown CDC	250,000	5	6/1/2003
GPUAC/Brewerytown	25,000	5	5/1/2005
Mt. Airy USA	200,000	8	6/1/2003
The Partnership CDC	200,000	3	6/1/2003
SOSNA	200,000	2	6/1/2003
APM	250,000	5	6/1/2003
Frankford CDC	200,000	7	6/1/2003
People's Emergency Center CDC	330,000	3	6/1/2003
PNHS	187,000	5	3/1/2005
TOTAL	250,000		

# Index

## Symbols

10th Street - Appendix B2  
 33rd Street - Appendix B1  
 52nd Street corridor - Appendix B44  
 7th Street - Appendix B1, Appendix B34

## A

abandoned cars - 1, 2  
 ACORN - 25  
 Acquisition Recycling Fund - 9  
 Acquisition Zones - 19  
 Adaptive Modification Program - 7, 8, 27,  
 Appendix G4  
 Adaptive Modifications - 6  
 Adaptive Modifications Program - 2  
 Advocate Community Development Corporation -  
 Appendix B14  
 affordable housing - 2  
 Affordable Rental Development - 4, 6, 7, 8, 27,  
 Appendix G4  
 African American Chamber of Commerce (AACC) -  
 2, 14  
 American Dream Downpayment Initiative - 26  
 American Street Empowerment Zone - 28  
 AMTRAK Northeast Rail Corridor - Appendix B2,  
 Appendix B68, Appendix B70  
 anti-predatory lending - 3  
 Anti-Predatory Lending Program - 25  
 Anti-Predatory Loan Products - 7, 8, Appendix G4  
 Aspen/Olive CDC - Appendix B38  
 Avenue of the Arts - Appendix B1, Appendix B26,  
 Appendix B28, Appendix B30  
 Avenue of the Arts-North Study Group - Appendix  
 B66

## B

Baltimore Avenue Business Association -  
 Appendix B36  
 Basic Systems Repair Program (BSRP) - 2, 3, 6, 7,  
 8, 24, 26, Appendix G4  
 Beech Interplex - Appendix B14  
 Benjamin Rush State Park - Appendix B2

Berean Church Community Group - Appendix B14  
 Blight elimination - 1  
 Blumberg - Appendix B18  
 bond funds - 2  
 Brewerytown - Appendix B1, Appendix B18  
 Burholme - Appendix B2, Appendix B54  
 Burholme Civic Association - Appendix B54  
 Business in Our Sites - 9

## C

Callowhill Neighborhood Association - Appendix  
 B64  
 Callowhill/Chinatown North - Appendix B2,  
 Appendix B64  
 Cambridge - 9  
 Campus Boulevard Corporation - Appendix B10  
 Carroll Park - Appendix B2, Appendix B46  
 Carroll Park Community Council and NAC -  
 Appendix B46  
 Cecil B. Moore - 19  
 Cecil B. Moore CDC - Appendix B14  
 Cedar Grove - Appendix B2  
 Cedar Grove Civic Association - Appendix B58  
 Central Germantown Council - Appendix B10  
 Chinatown North - Appendix B2, Appendix B64  
 Citizens Bank - 10, 24  
 City Branch Light Rail route - Appendix B44  
 City Council - 3, 12, 14, 19, 20  
 City Planning Commission - 12, 17, 21  
 City Significant Acquisitions - Appendix G1  
 code enforcement - 3  
 Commerce Department - 4, 17, 21, 29, Appendix  
 B52  
 Commercial Corridor Support Initiative - 7, 8,  
 Appendix G4  
 Commercial Corridor Support Program (CCSP) - 4,  
 29  
 Community Based Prevention - 29  
 Community Concern 13 - Appendix B22  
 Community Development Block Grant (CDBG) - 3,  
 9, 24, 26, 27  
 Community Development Institute - Appendix B24  
 Community Heritage - Appendix B20  
 Community Heritage in Francisville - Appendix B1  
 Community Legal Services - 25  
 Community Life Improvement Program (CLIP) - 2, 3  
 community planning - 11

community-based planning - 11  
Council District - 3, 16, Appendix G1  
Crescentville - Appendix B2  
curbside demolition - 13

## D

Delaware Riverfront - 27  
Delaware Valley Regional Planning Commission  
(DVRPC) - Appendix B8, Appendix B44  
Demolition - 3, 6, 8, 16, 17  
Department of Community and Economic  
Development (DCED) - 3, 19  
Department of Records - 31  
Diamond Street - Appendix B14  
Diversity Apprenticeship Program (DAP) - 3, 14  
Don't Borrow Trouble - 3, 25  
Drexel University - Appendix B38

## E

East Mt. Airy Neighbor's Association - Appendix  
B8  
Eastern Pennsylvania Organizing Program -  
Appendix B12  
Economic Development Blueprint - 29  
Economic Opportunity Plan - 3, 14  
Elm Street - 9  
Emergency Heater Hotline - 26  
Emergency Repair Hotline Program - 26  
Emerging Contractors Program - 14  
Employer Assisted Housing (EAH) - 7, 8, 25,  
Appendix G4  
Empowerment Zone - 21, 29  
Empowerment Zone Community Trust Board -  
Appendix B44  
Equitable Development Strategy (EDS) - 2, 4, 7, 8,  
27, 28, Appendix G4

## F

factories - 17  
Fairhill/St. Hugh - Appendix B1, Appendix B24  
Fairmount - Appendix B1, Appendix B22  
Fairmount Park - Appendix B1  
Fairmount PBNS Association - Appendix B22  
Fern Rock/Ogontz/Belfield Community  
Development Co - Appendix B10  
Fifth Street - Appendix B24  
Fifth Street Development area - Appendix B24

Five Points - Appendix B56  
Five Points Shopping Center - Appendix B52,  
Appendix B54  
Fox Chase - Appendix B2, Appendix B52  
Fox Chase Business Association - Appendix B52  
Fox Chase Civic Association - Appendix B52  
Fox Chase Homeowners Association - Appendix  
B52  
Francisville - Appendix B1, Appendix B20  
Francisville NAC - Appendix B20  
Frankford - Appendix B2, Appendix B48  
Frankford CDC - Appendix B48  
Frankford Creek - Appendix A2  
Frankford Group Ministries - Appendix B48  
Frankford Historical Society - Appendix B48  
Frankford United Neighbors CDC - Appendix B48  
Frankford Valley Business Association - Appendix  
B48  
Franklin Mills - Appendix B2  
Fresh Start Community Development Corporation -  
Appendix B36

## G

General Operating Budget - 2  
Germantown - Appendix A2, Appendix B1,  
Appendix B10  
Germantown Avenue - Appendix B4  
Girard College - Appendix B1  
graffiti - 1  
graffiti removal - 2  
Gratz High School - Appendix B1, Appendix B4,  
Appendix B6  
Grays Ferry - Appendix B1, Appendix B32  
Greater Germantown Housing Development  
Corporatio - Appendix B10  
Greater Olney Community Council - Appendix B12  
Greater Philadelphia Urban Affairs Coalition  
(GPUAC) - 2, 3, 14, 25  
Green City Strategy - 2, 10  
Greenwich Square NAC - Appendix B34  
Growing Greener II - 9

**H**

Habitat for Humanity - Appendix B14  
 Haddington - Appendix B46  
 Haddington Leadership Organization - Appendix B46  
 Haddington Progress Plaza Shopping Center - Appendix B46  
 Haddington/ Cobbs Creek CDC - Appendix B46  
 Hawthorne - Appendix B1, Appendix B26, Appendix B28  
 Hawthorne Community Council - Appendix B26  
 Hawthorne Empowerment Coalition - Appendix B26  
 HELPP Program - 25  
 Hill International - 13  
 Hispanic Association of Contractors and Enterprises (HACE) - Appendix B1, Appendix B24  
 Historic Property Repair Program (HPRP) - 2, 6, 7, Appendix G4  
 Home Rule Charter; Section 16-400 - 20  
 HomeBuyNow - 2, 25  
 Homelessness Prevention Program - 2, 4, 7, 8, 29, Appendix G4  
 Homeownership Counseling Association - 25  
 Homeownership Rehabilitation Program (HRP) - 6, 7, Appendix G4  
 Housing & Neighborhood Preservation - 7  
 Housing and Neighborhood Preservation - 6  
 Housing Choice (Section 8) - 10  
 Housing counseling - 3  
 Housing Support Center - 19  
 Housing Trust Fund (HTF) - 6, 7, 9, 26, 27, Appendix G4  
 Houston Community Center - Appendix B34

**I**

incinerators - 17  
 Intake Reception Sites/Services - 29  
 Interagency Acquisition Review Team (IART) - 21  
 Intercultural Family Services - 21  
 Interested Neighbors - Appendix B34

**J**

Jefferson Square - Appendix B1, Appendix B34  
 Jefferson Square CDC - Appendix B34  
 Jefferson Square/7th Street - Appendix B34

**K**

Kingsessing and West Shore - Appendix B2, Appendix B36  
 Korean Community Development Services Center - 21

**L**

L&I - 13, 17  
 Lancaster Avenue - Appendix B2, Appendix B40, Appendix B68  
 Lancaster Avenue Business Association - Appendix B68  
 Land Acquisition - Appendix G1  
 Land Assembly - 3, 6, 7  
 Land Banking - 19  
 land use review - 11  
 Large Vacant Building Demolition - 7, 8, 17, Appendix G1  
 Large Vacant Building Program - 4  
 Law Department - 17  
 Lawndale Business Association - Appendix B58  
 Lawndale/Lawncrest - Appendix B2, Appendix B58  
 Logan - 19  
 Low Income Housing Tax Credits (LIHTC) - 27  
 Lucien E. Blackwell Homes - 9

**M**

Main Street - 9  
 Management Information Systems - 4  
 Mantua - 19, Appendix B2, Appendix B38  
 Mantua Community Planners - Appendix B38  
 Mantua Peacemakers - Appendix B38  
 Market Street corridor - Appendix B46  
 market-rate housing - 1  
 Martin Luther King - 9  
 Master Address System - 31  
 Mill Creek - 9  
 Mini-PHIL - 25  
 Minority Business Enterprise Council (MBEC) - 3, 14  
 Moving-to-Work (MTW) - 9  
 Mt. Airy - Appendix B1

Mt. Airy Business Assoc. - Appendix B8  
Mt. Airy USA Development Corporation - Appendix B8  
Mural Arts Program - 2

## N

National Endowment for the Arts - Appendix B20  
Naval Business Center - Appendix B34  
Neighborhood Funding Stream - 28  
Neighborhood Restorations - Appendix B38  
Neighbors in Action - Appendix B28, Appendix B30  
Nicetown - Appendix B1, Appendix B4  
North Broad Street/Avenue of the Arts North - Appendix B2, Appendix B66  
North Central - Appendix B1, Appendix B14  
North Philadelphia - Appendix A2  
North Philadelphia Housing Development Corp. - Appendix B14

## O

Office of Emergency and Shelter Services (OESS) - 13, 29  
Office of Housing and Community Development (OHCD) - 19, 21, Appendix B4, Appendix B24  
Office of Risk Management - 13  
Olney - Appendix B1, Appendix B12  
Olney-Feltonville Neighbors Association - Appendix B12  
Overbrook, Carroll Park and Haddington - Appendix B2  
Overbrook Neighborhood Improvement Committee - Appendix B68  
Overbrook Neighborhood Improvement Council - Appendix B46  
Overbrook/Carroll Park/Haddington - Appendix B46  
Owner Controlled Insurance Program (OCIP) - 4, 13, 15

## P

ParcelBase - 31  
Parkside Association of Philadelphia - Appendix B44  
Parkside Business Association - Appendix B44  
Parkside Industrial Park - Appendix B44  
Parkwood - Appendix B2, Appendix B62  
Parkwood Area Planning Council - Appendix B62

PECO - 15  
Penn Area Neighbors - Appendix B4, Appendix B10  
Pennrose Properties - Appendix B38  
Pennsylvania Horticultural Society (PHS) - 2  
Pennsylvania Housing Finance Agency (PHFA) - 28  
People's Emergency Center CDC - Appendix B38, Appendix B40  
PHIL-Plus - 25  
Philadelphia Business and Technology Center - Appendix B44  
Philadelphia Chinatown Development Corporation - Appendix B64  
Philadelphia City Planning Commission (PCPC) - 11  
Philadelphia Commercial Development Corporation (PCDC) - 29  
Philadelphia Home Loan Program (PHIL) - 2, 7, 8, 24, Appendix G4  
Philadelphia Housing Authority (PHA) - 9, 21, Appendix B1, Appendix B18  
Philadelphia Industrial Development Corporation (PIDC) - 21  
Philadelphia Revitalization Education Program (PREP) - 2, 14  
PNC Bank - 24  
Point Breeze - Appendix A2, Appendix B1, Appendix B30  
Point Breeze Community Development Coalition - Appendix B30, Appendix B32  
Point Breeze Federation - Appendix B30, Appendix B32  
Point Breeze Merchants Association - Appendix B30  
Polish American Social Services - 21  
Poquessing Park system - Appendix B62  
Positive Action Community Association - Appendix B36  
Presbyterian Homes, Inc. - Appendix B36  
Preservation Alliance of Greater Philadelphia - 2  
Preservation Development Initiative - 7, Appendix G4  
Property Disposition Policy - 20

## Q

Qualified Redevelopment Bonds - 3, 19, Appendix A2  
Quality of Life - 3

**R**

Radio Center for the Blind - 21  
 Rapid Re-Entry - 29  
 Redevelopment Authority (RDA) - 2, 3, 17, 19  
 Redevelopment Cooperation Law - 20  
 Relocation Services - 21  
 Renewal Community - 10, 29  
 Residential Demolition - 4, 7, 8, 13, Appendix G1  
 Residential Demolition Program Manager - 13  
 Retaining Wall Reconstruction - 6, 7, 8, 24,  
 Appendix G1  
 Richard Allen - 9  
 Roosevelt Boulevard - Appendix B4

**S**

Saunders Park Neighbors - Appendix B40  
 School District - Appendix B68  
 Schuylkill River Development Council - Appendix  
 B32  
 Schuylkill Valley Metro - Appendix B44  
 Settlement Grant Assistance - 2, 6, 7, 8, 26,  
 Appendix G4  
 Seventh Street Business Association - Appendix  
 B34  
 Seventh Street Roundtable - Appendix B34  
 SHARP Home Repair Program - 6, 7, Appendix G4  
 Sharswood - 19  
 Sharswood/Brewerytown - Appendix B1, Appendix  
 B18  
 Side Yard - 20  
 Snyderville CDC - Appendix B34  
 Somerset Villas Urban Renewal area - Appendix  
 B24  
 South Central - Appendix A2  
 South Lehigh Action Council - Appendix B6,  
 Appendix B16, Appendix B18  
 South of South - Appendix B1, Appendix B28  
 South of South Neighborhood Association -  
 Appendix B28  
 South Philadelphia H.O.M.E.S. - Appendix B28,  
 Appendix B30  
 South Street West Business Association -  
 Appendix B28  
 Southeast Avenue of the Arts Community Council -  
 Appendix B26  
 Southwest CDC - Appendix B36

Southwest Community Enrichment Center -  
 Appendix B36  
 Southwest Germantown Neighborhood Partnership  
 - Appendix B10  
 Sparkle Plus program - 10  
 St. Hugh - Appendix B24  
 Strawberry Mansion - 19, Appendix B1, Appendix  
 B6, Appendix B16  
 Strawberry Mansion Citizen Participation Council -  
 Appendix B16  
 Strawberry Mansion Civic Association - Appendix  
 B16  
 Streets Department - 24

**T**

Targeted Basic Systems Repair Program - 7,  
 Appendix G4  
 Tasker - 9  
 Tasker Homes - Appendix B1, Appendix B32  
 Tax-exempt governmental purpose bonds - 17  
 Temple Health Sciences Center - Appendix B1,  
 Appendix B6  
 Temple University - Appendix B14, Appendix B66  
 The Point Community Development Coalition -  
 Appendix B30, Appendix B32  
 The Reinvestment Fund (TRF) - 25  
 Tidal Schuylkill Study - Appendix B32  
 Tioga - 19, Appendix B1, Appendix B6  
 Transit-Oriented-Development - Appendix B44  
 Transportation and Community Development  
 Initiative - Appendix B46  
 trees - 3

**U**

Unified Land Records System (ULRS) - 2, 4, 6, 7,  
 8, 31, Appendix G4  
 Uniform Relocation Act - 20  
 United Communities CDC - Appendix B34  
 United Way of Southeastern Pennsylvania - 28  
 Universal Companies - Appendix B1  
 University of Pennsylvania - Appendix B36,  
 Appendix B38  
 University of the Sciences - Appendix B2,  
 Appendix B36  
 Upper Holmesburg - Appendix B2, Appendix B60  
 Upper Northwood - Appendix B2, Appendix B56

Upper Northwood Community Council - Appendix B56  
Upper Strawberry Mansion Civic Association - Appendix B16  
Urban Redevelopment Authority Law - 20

## V

Vacant lots - 19  
Vacant Property Management Information System (VPMIS) - 2, 4, 6, 7, 8, 31, Appendix G4  
Vacant Property Stabilization Program - 4, 6, 7, 8, 23, Appendix G1  
Villas del Caribe Development area - Appendix B24

## W

Wachovia - 24  
Wallace Roberts and Todd - Appendix B44  
warehouses - 17  
Washington Avenue Business Association - Appendix B26, Appendix B28, Appendix B30, Appendix B32  
Weccacoe Community Development Corporation - Appendix B34  
West Mt. Airy Neighbors - Appendix B8  
West Park homeowners - Appendix B44  
West Parkside - Appendix B2, Appendix B44  
West Philadelphia - Appendix A2  
West Philadelphia Business Park - Appendix B44  
West Philadelphia Improvement Program (WPIP) - 3  
West Philadelphia Plan - Appendix B68  
West Powelton and Saunders Park - Appendix B2, Appendix B40  
West Powelton Concerned Citizens - Appendix B40  
West Shore Civic Association - Appendix B36  
Westrum Company - Appendix B18  
Wissinoming - Appendix B2, Appendix B50  
Wissinoming Business Association Board - Appendix B50  
Wister Neighborhood Advisory Committee - Appendix B10  
Wister Neighborhood Council - Appendix B4, Appendix B10

Wrap-Up Insurance Program - 13  
Wynnefield - Appendix B2, Appendix B42  
Wynnefield Residents Association - Appendix B42, Appendix B68

## Y

Year 31 Consolidated Plan - 2