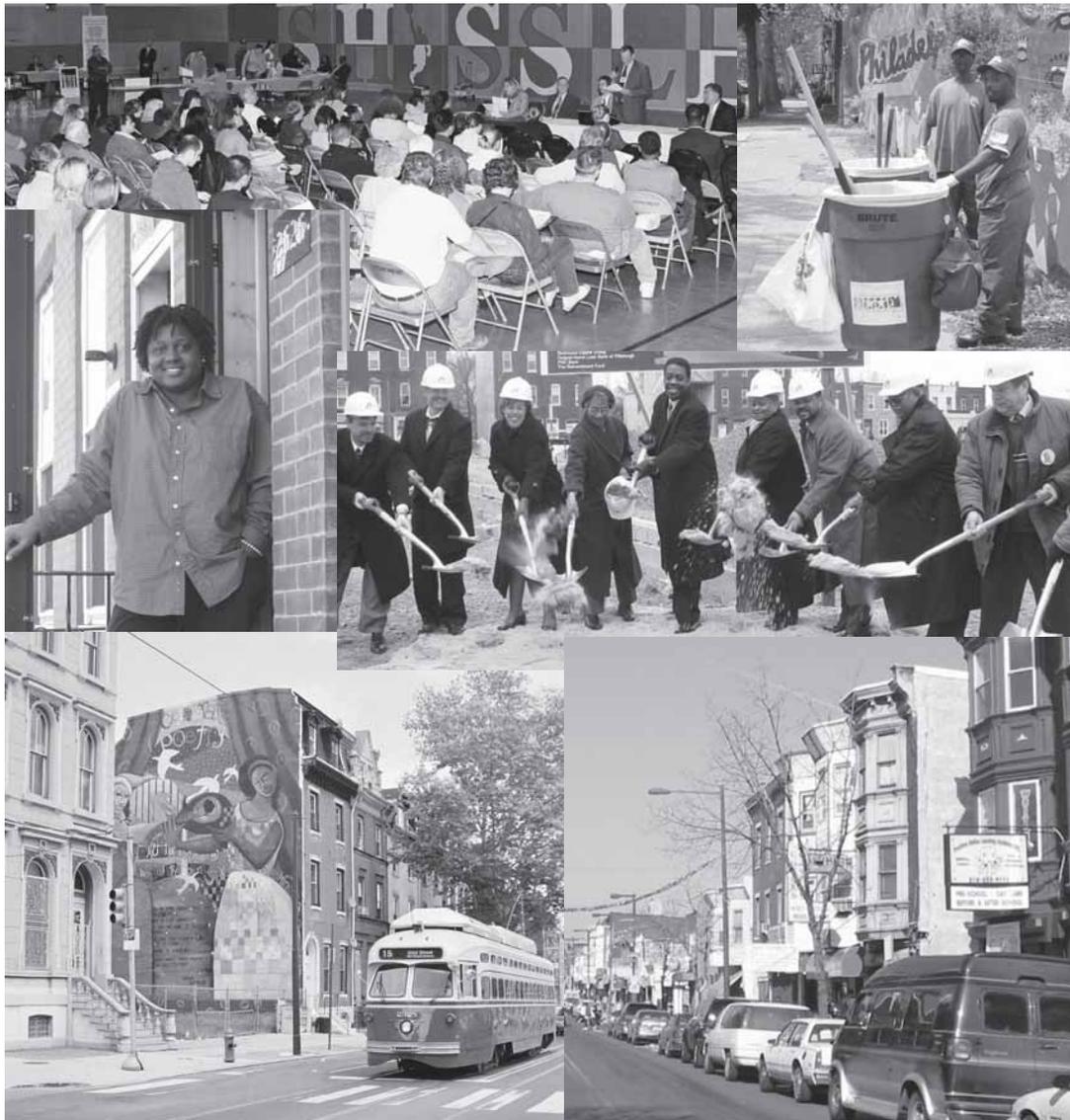


CITY OF PHILADELPHIA
NEIGHBORHOOD TRANSFORMATION INITIATIVE

FY07
PROPOSED PROGRAM STATEMENT AND BUDGET



Eva Gladstein, Director
Neighborhood Transformation Initiative

April 2006

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 50 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.**

FY07 Highlights

The *NTI FY07 Program Statement and Budget* describes the programs and activities that the City will fund using NTI bond funds. As of the FY 06 Program Statement and Budget, all NTI bond funds have been fully budgeted. Therefore, the FY 07 Program Statement and Budget reflects only minor adjustments to prior years' budgets. It recommends that additional funding be allocated to carry forward the Settlement Grant and Adaptive Modification programs with NTI bond proceeds. To identify NTI bond proceeds for this purpose, the Program Statement and Budget recommends reducing the amount available in the Affordable Rental Housing Development category. Community Development Block Grant (CDBG) resources will be made available for Affordable Rental Housing Development.

During FY 07, other blight removal and prevention activities continue to transform neighborhoods. These include vacant lot maintenance, the Green City Strategy, the Community Life Improvement Program, graffiti removal, abandoned car removal and the Mural Arts Program, which 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 *FY07 Year 32 Consolidated Plan*.

In FY 07, NTI will build on the momentum established in past years. NTI bond-funded and associated activities have brought about substantial changes in neighborhoods. The building of affordable housing; demolition of dangerous buildings; stabilization of properties appropriate for rehabilitation and reuse; 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 both a new outlook in the City's neighborhoods and a new outlook among residents, government and the private sector. 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. Launching the ReStore Philadelphia Corridors program, transitioning NTI best practices throughout government, enhancing the Green City Strategy, and piloting new ways to target anti-predatory lending products towards energy conservation efforts, constitute the major challenges in the coming year.

■ Summary of NTI Bond-Funded Activities

The following activities received NTI bond funding in FY03-06 and will continue to operate in FY07.

- ❑ 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 Philadelphia Home Loan Program (PHIL) provides low interest home improvement loans at 3 percent and 5 percent, depending on homeowner income. Participating banks will close 555 PHIL loans for a total of \$11.1million;
- ❑ The Greater Philadelphia Urban Affairs Coalition administers HomeBuy Now, the City's employer assisted housing program. As of Nov. 30, 2005, 26 employers have been enrolled, 46 employees received counseling and 14 homes were purchased, receiving settlement grant assistance through the HomeBuy Now program;
- ❑ The Historic Property Repair Program, designed to help low-income homeowners in historic houses make needed, historically appropriate repairs began its first year of operation in FY06. The Preservation Alliance of Greater Philadelphia is the program administrator;
- ❑ The Virtual Property Management Information System will track the acquisition, assembly and disposition of parcels;
- ❑ The Unified Land Records System (ULRS) became operational during FY 06. The ULRS is an enterprise data model and an integrated parcel management system that enables access to and the sharing of land record information among City departments who maintain, manage or use land records;
- ❑ Since FY 2000, more than 4,800 dangerous and unsafe buildings were demolished using both NTI bond proceeds and City general funds. During FY 07, another 1,200 dangerous and unsafe residential properties throughout the city will be targeted for demolition;
- ❑ Nine large vacant industrial/commercial properties are targeted for demolition during FY07;
- ❑ City Council members will have access to \$100,000 made available to hire development consultant capacity;
- ❑ The Basic Systems Repair Program and Historic Property Repair programs will be available to homeowners;

- ❑ The Commercial Corridor Support Program will target neighborhood commercial corridors for blight removal and physical improvements, as well as business services that assist corridor businesses to be competitive and provide needed employment, goods and services within their markets;
- ❑ The Equitable Development Strategy addresses neighborhood change resulting from housing and commercial revitalization activities. The strategy will develop financial tools that enable long-term residents to participate and benefit from stronger housing markets and other improved neighborhood economies;
- ❑ The Affordable Rental Development Fund will support the development of mixed-income rental housing production through the use of 4 percent tax credits;
- ❑ Implementation of a new Homelessness Prevention Program as an element of the neighborhood preservation strategy.

■ FY07 Associated Activities

As in past years, NTI bond-funded activities will be leveraged by other City-funded programs. In FY07, the City will support ongoing activities, as well as several new activities.

- ❑ In collaboration with City Planning, the Health Department, Department of Recreation, Office of Housing and Community Development, Department of Commerce, Water Department, Mayor’s Office of Information Services, Fairmount Park Commission and a number of private organizations, the Managing Director’s Office and NTI are organizing an Open Space Partnership known as “Green Plan Philadelphia.” The partnership will create an open space plan for Philadelphia and simultaneously implement open space projects;
- ❑ The Mayor’s FY07 budget proposes a new \$150 million bond issue. A portion of the proceeds will be used to launch the ReStore Philadelphia Corridors program. This program will seek to revitalize neighborhood commercial corridors to re-establish their historic roles as central places to shop, work and meet neighbors;
- ❑ The successful abandoned car removal, vacant lot maintenance, anti-graffiti, and Mural Arts programs will continue;
- ❑ The NTI Green City Strategy partnership with the Pennsylvania Horticultural Society will continue. In FY07, the City will dedicate \$3 million in funding to vacant land stabilization and maintenance programs;
- ❑ NTI will continue to 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 (MBEC) to promote the goals of the NTI Economic Opportunity Plan;

- ❑ Quality of life code enforcement programs such as Community Life Improvement Program (CLIP) in the Northeast and the West Philadelphia Improvement Program (WPIP) will continue to operate;
- ❑ The removal and pruning of dangerous street trees will continue;
- ❑ Housing and anti-predatory lending counseling and services will continue as part of the neighborhood preservation strategy;
- ❑ The “Don’t Borrow Trouble” hotline will be available to assist residents with mortgage default and delinquency problems resulting from predatory lending.

■ FY07 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 million¹. 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 ²
\$207,496,915	Tax-exempt government purpose	Public safety activities including demolition and repair and physical improvement grant programs
\$296,016,915		

¹ 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.

² 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.

■ 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 total from all sources is \$89 million. Of the \$89 million budgeted for land assembly,

\$82,280,036 has been committed to specific acquisition projects.

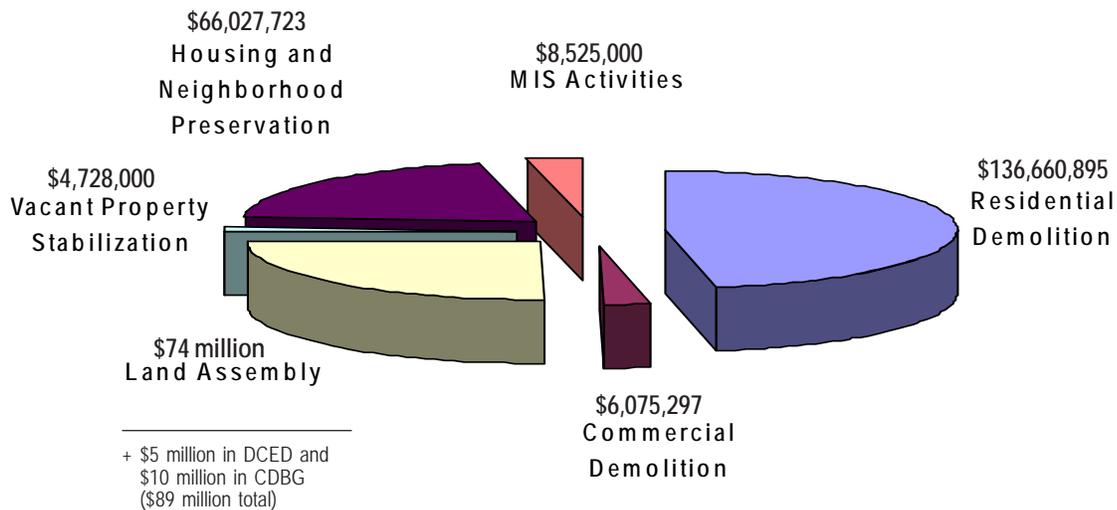
■ FY07 Budgetary Changes

The City proposes some adjustments in the FY07 budget arising from evaluation of the demand, rate of expenditure and impact of NTI program activities. This proposal includes the reallocation of \$900,000 from Affordable Rental Development to Settlement Grant Assistance. The Settlement Grant program cannot be supported with federal funds in a cost effective manner due to the requirements to inspect and address lead-based paint hazards. This reallocation of resources nevertheless ensures that development will occur without compromising the healthy and safe development of housing in the City.

We also propose the reallocation of \$800,000 from Affordable Rental Development to the Adaptive Modification Program to allow this program to be funded primarily with NTI bond proceeds. The City's Year 32- Consolidated Plan will allocate \$800,000 in Community Development Block Grant (CDBG) funds to become part of the resources for the RFP for Affordable Rental Development.³

3. These changes are within the housing and neighborhood preservation budget, so they do not affect the overall pie chart.

Chart 1:
NTI Five-Year \$296 Million Bond Financing Plan (FY06)



(See pages 5-8 for budget details)

**Table 1:
Proposed Budget Reallocation**

NTI Bond Proceeds Activity	Budget FY 2003-2006	Proposed Reallocation FY 2007	Revised Budget
Demolition			
Residential Demolition	136,660,895		136,660,895
Large Vacant Building Demolition	6,075,297		6,075,297
Land Acquisition			
Land Acquisitions	74,000,000		74,000,000
Housing and Neighborhood Preservation			
Vacant Property Stabilization	4,728,000		4,728,000
Retaining Wall Reconstruction	2,670,000		2,670,000
Expanded Home Rehabilitation Program	5,000,000		5,000,000
Philadelphia Home Improvement Loan Program	3,800,000		3,800,000
Anti-Predatory Loan Program	1,000,000		1,000,000
HomeBuy Now-Employer Assisted Housing	1,600,000		1,600,000
Targeted Basic System Repair Program	3,000,000		3,000,000
Basic System Repair Program	26,475,000		26,475,000
SHARP Home Repair Program	525,000		525,000
Settlement Grant Assistance	2,200,000	900,000	3,100,000
Preservation Development Initiative	250,000		250,000
Adaptive Modification Program	8,500,000	800,000	9,300,000
Historic Property Repair Program	1,000,000		1,000,000
Affordable Rental Development	3,600,000	-1,700,000	1,900,000
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 Program	1,000,000		1,000,000
Management Information Systems			
Vacant Property Management Information System	5,300,000		5,300,000
Unified Land Records System	3,225,000		3,225,000
TOTAL	296,016,915	0	296,016,915

Table 2: Cumulative NTI Drawdown and Proposed FY 07 Budget

NTI Bond Proceeds Activity	Revised Budget FY07	Cumulative Bond Drawdown FY03 – March 06	Projected Bond Drawdown April-June 06	Projected Bond Drawdown FY 07
Demolition				
Residential Demolition	136,660,895	120,300,762		16,360,133
Large Vacant Building Demolition	6,075,297	1,851,014		4,224,283
Land Acquisition				
Land Acquisitions	74,000,000	26,503,000		47,497,000
Housing and Neighborhood Preservation				
Vacant Property Stabilization	4,728,000	2,428,000		2,300,000
Retaining Wall Reconstruction	2,670,000	1,541,000	500,000	629,000
Expanded Home Rehabilitation Program	5,000,000	5,000,000		0
Philadelphia Home Improvement Loan Program	3,800,000	2,000,000		1,800,000
Anti-Predatory Loan Program	1,000,000	830,000	170,000	0
HomeBuyNow-Employer Assisted Housing	1,600,000	850,000		750,000
Targeted Basic Systems Repair Program	3,000,000	3,000,000		0
Basic Systems Repair Program	26,475,000	25,725,000	600,000	150,000
SHARP Home Repair Program	525,000	525,000		0
Settlement Grant Assistance	3,100,000	2,200,000		900,000
Preservation Development Initiative	250,000	250,000		0
Adaptive Modification Program	9,300,000	7,250,000		2,050,000
Historic Property Repair Program	1,000,000	1,000,000		0
Affordable Rental Development	1,900,000	250,000		1,650,000
Housing Trust Fund	1,500,000	0		1,500,000
Equitable Development Strategy	1,953,862	0		1,953,862
Commercial Corridor Support Initiative	1,953,861	0	800,000	1,153,861
Homelessness Prevention Program	1,000,000	0	1,000,000	0
Management Information Systems				
Virtual Property Management Information System	5,300,000	5,226,860		73,140
Unified Land Records System	3,225,000	3,000,000	225,000	0
				0
TOTAL	296,016,915	209,730,636	3,295,000	82,991,279

■ Additional Resources

Federal Funding

The Department of Housing and Urban Development, the federal source for CDBG, HOME and Housing Opportunities for People with Aids (HOPWA), the federal grants providing for most housing and community development funds for the City of Philadelphia has released the budget figures for FY 07-Year 32. It is anticipated that the City of Philadelphia will receive \$53,718,000 in CDBG funds, which is \$6,004,000 less than the Year 31 allocation. In addition the City will receive \$15,375,000 in HOME funds, which is \$919,000 less than Year 31 and \$7,083,000 in HOPWA, a decrease of \$253,000 from Year 31.

State Funding

In FY07, the City will receive \$9,050,000 in funding from the Pennsylvania Department of Community and Economic Development for housing activities, weatherization and adaptive modification. In addition, there are several other State programs that support NTI objectives and community development activities in Philadelphia. These programs include Business in Our Sites, Elm Street, and Main Street. The Department of Conservation and Natural Resources has granted \$200,000 to the City to carry out its Open Space planning process. The Growing Greener II initiative 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. They require 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 land maintenance. Of the \$8.6 million, \$3 million has been made available for community greening in partnership with the Philadelphia Horticultural Society and neighborhood groups completing stabilization and vacant land maintenance.

Acquisition Recycling Fund

Pursuant to an agreement between the City, RDA and NTI, an Acquisition Recycling Fund has been established to 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" or 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 and deposits these proceeds into the Acquisition Recycling Fund. An estimated \$3 million will be made available through the recycling fund by the 2006 fiscal year-end.

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 a 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

During the calendar year 2005, 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 created the Philadelphia Affordable Housing Trust Fund (HTF). The HTF creates a sustainable funding stream for affordable housing by doubling the City of Philadelphia's 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 required State legislation, a City Council Ordinance, and a Mayoral Executive Order, all of which have been passed. It is anticipated that the HTF will generate \$14 million in FY 07, in addition to the NTI funds previously budgeted. The HTF began collecting its share of funds from document recording fees in September 2005.

Philadelphia Housing Authority

Philadelphia Housing Authority (PHA) activities are 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. PHA has leveraged Hope VI and other funding streams to recreate its public housing stock. 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. In year 4 of the MTW program, PHA has completed the following redevelopment.

Cambridge Plaza	40 units
Greater Grays Ferry estates	326 units
Greater Grays Ferry Homeownership	48 units
Lucien E. Blackwell	80 units
Lucien E. Blackwell Homeownership	40 units
Angela Court	67 units
Mount Olivet	161 units
Whitehall	127 units
Scattered Sites	49 units

aligning and leveraging community economic development resources; making neighborhood corridors more welcoming places; and developing a system to attract and retain businesses on corridors.

Renewal Community

Philadelphia is one of forty 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 per year 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 to the 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 mortgages; home improvement loans; 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.

ReStore Philadelphia Corridors

For FY07, the Mayor proposes a new \$150 million bond issue. A portion of the proceeds will be used to launch the ReStore Philadelphia Corridors program. This program will seek to revitalize neighborhood commercial corridors to re-establish their historic roles as central places to shop, to work and to meet neighbors. A four-part strategy will include focusing planning and data analysis on strengthening corridors;

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 provide a foundation for NTI 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 other than simply neighborhood boundaries.

■ Program Description

During FY07, the PCPC will work with members of City Council to review and modify the stated goal regarding the completion of neighborhood and corridor plans. For each of the targeted neighborhoods, the City Planning Commission has produced an "Existing Conditions" statement that is posted on its website and available to the public. However, changing conditions over the last six years calls for such a review prior to the completion of plans for each of these neighborhoods. In some cases, the same or very similar planning areas have been addressed by other planning processes with the support of the City Planning Commission. In other cases, residential market conditions have changed dramatically, and planning has taken place in the context of large-scale development projects. In yet other cases, the City Planning Commission has updated and synthesized a number of planning documents focusing on the same neighborhood in order to create a coherent and useful tool for neighborhood residents. Because neighborhood planning is most effective when communities are actively requesting such support, such a review will enable the Planning Commission to be more responsive to new requests, and to provide planning support to communities on an ongoing basis in the months and years to come.

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. The process concludes with the completion of a draft report and final plan document.

■ 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; and
- ❑ 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 Philadelphia neighborhoods have existing community plans, usually as a result of the work of neighborhood-based organizations or elected officials if not as a result of the PCPC planning process. For communities that have completed some work in this area, the existing community plan provides a framework for the delivery of additional PCPC 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 staff will provide information, technical assistance and guidance as each community moves through the planning process. The Commission also stands prepared to review plans

submitted by private developers and neighborhood-based organizations

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*

■ Role of City Council

The review and approval of draft community plans will include neighborhood presentations and discussions; district-wide presentation and review focusing on issues that cross neighborhood boundaries such as transit, traffic, noise, pollution or that will have a district wide impact; PCPC 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 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.

Where the opportunity for the rehabilitation and reuse of a property is likely, encapsulation or stabilization may be the optimal strategy for returning a property to the housing market. In very few cases, stabilization is used to compliment demolition activities within the targeted area as a related neighborhood preservation strategy to be discussed later.

The Department of Licenses and Inspections (L&I) emergency curbside demolition program also 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. NTI bond funds have paid for these emergency demolitions until FY06 when general funds were allocated for emergency demolition.

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; and
- 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 6,000 dangerous residential buildings. Approximately 4,800 of these demolitions will be carried out through the NTI targeted demolition program and 1,400 through the L&I curbside demolition program.

In FY07, the City will complete 1,100-1,200 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 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. During FY07, the Managing Directors Office, in partnership with NTI, will complete the transition of the program management of the residential demolition program from Hill International to L & I.

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 (i.e. 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 City of Philadelphia as the project owner and all contractors in a consolidated program that is controlled by the City. OCIP provides financial savings and enhanced coverage, eases insurance administration, makes higher limits available, 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 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.

NTI 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 is to explain the operational details of the NTI demolition program.

Finally, NTI will meet periodically with the District Councilpersons to provide updates on demolition progress in each district and to establish priority areas for demolition activities. These priority areas 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 and disadvantaged businesses that historically have been underrepresented in the procurement of contracts with the City of Philadelphia. In addition, the Plan sets employment goals for minorities, women and Philadelphia residents. Participation accomplishments follow.

- Of all contracts that have been let for the targeted demolition program as of March 2006, minority-owned businesses account for 39 percent of the subcontracts and women-owned businesses account for 5 percent. Minority firms are performing 29 percent of the curbside demolition work.
- Effective December 2005, for the targeted demolition program, minorities account for 71 percent and women account for 2 percent of the more than 529,143 hours worked on NTI demolition projects. Philadelphia residents represent 80 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 contractors 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 contractor 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 entering

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 FY07, the City will continue its work with Hill International, MBEC, GPUAC, AACC and PREP to maximize the participation of minorities, women and the disabled in the business and employment opportunities that arise from NTI demolition activities.

Table 3: NTI Targeted Demolition by Council District

Council District	Total No. of Vacant Buildings as of 1/2001 Survey	Total No. of Dangerous Buildings as of 9/2001 Survey	Percent of Dangerous Buildings	Anticipated Total NTI Demolitions 2003-05⁴	Anticipated Additional NTI Demolitions 2006
1	4,150	911	11.8%	432	41
2	3,474	921	11.9%	420	41
3	4,215	1,118	14.5%	546	41
4	2,242	449	5.8%	209	14
5	7,102	2,188	28.4%	1,007	41
6	721	83	1.1%	6	5
7	3,203	912	11.8%	429	41
8	2,795	902	11.7%	427	41
9	996	207	2.7%	154	23
10	167	22	0.3%	-	5
Totals	29,065	7,713	100.0%	3,630	293

⁴ Between Fy00 and FY03, another 1200 unsafe, vacant buildings were demolished as a result of NTI

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 FY07.

■ 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.

■ Operations

The Commerce Department has developed a list of more than sixty large vacant buildings to demolish. To date, seventeen 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 reviewed annually and prioritized 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 the need for business or resident relocations. Based on these criteria, an inter-departmental team including the Commerce Department, Law Department, the RDA, the PCPC and L & I have identified nine large vacant buildings recommended for demolition in FY07.

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.

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. In FY05, the City was allocated \$5 million in DCED Housing and Redevelopment Assistance funds and allocated \$10 million in FY05-Year 30 CDBG funds for acquisition.

■ 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 NTI. 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, and
- Leverage City resources to the fullest extent possible by maximizing private investment, 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, NTI considers criteria such as the developer's capacity and track record; the project's feasibility, budget, and timeline; source and amount of public subsidy, if any; leverage; 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 offers residents all relocation benefits to which they are entitled. In addition the RDA will collaborate with the Housing Support Center, Office of Housing and Community Development, 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 makes 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," discussed below;
- Vacant lots suitable for land assembly for market rate and affordable housing, commercial, and industrial development; and
- 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. NTI 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; and
- ❑ 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 following factors are considered:

- ❑ 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; and
- ❑ 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; and
- ❑ Interest expressed by a community organization, school, institutions of faith or businesses in maintaining the lots.

■ Property Disposition Policy

NTI will establish a predictable and transparent disposition process. In general, properties are sold at appraised value which is 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; and 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.

This policy is presently being reviewed in light of changing real estate market conditions and the anticipated roll out of BUILD, a browser-based property inquiry system that will provide greater transparency and prompt increased demand for the acquisition of City-owned properties.

■ Role of City Council

The acquisition and disposition of vacant property will be carried out in accordance with applicable federal, state 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

NTI meets with each District Councilperson who requests acquisition funds to support specific development projects in order to discuss the projects' development strategy. On a regular basis, NTI meets with the District Councilperson requesting the funds to discuss any problems that are delaying acquisitions. At such meetings, NTI 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, NTI 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 PCPC, NTI, RDA, Office of Housing and Community Development, Commerce Department, Philadelphia Industrial Development Corporation and Philadelphia Housing Authority will make recommendations for requests for property 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, including 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 Council members 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 person 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 ensuring that non-English speaking, Braille-reading and Signing residents have 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 and 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. RDA's relocation staff visits households to identify any communication barriers and then organizes the appropriate resources.

■ FY03-07 Acquisition Budget

By the end of FY06, the City will have committed \$82,280,036 of the total acquisition budget for activities including advertising for public hearings, title searches, appraisals, relocation and acquisition costs. Please see the "Total Acquisition Budget for Expenditure of NTI Bond Proceeds", which follows, for further details on NTI land acquisition activities.

■ 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.

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		
Total	89,000,000	Total Commitments:	\$82,280,036

Five-Year Acquisition Budget for Council Districts

Total Budget	52,000,000
Approved Acquisitions	(37,142,529)
Sale Proceeds	696,000
Balance	15,553,471

District	Vacancy Level	Acquisition Budget	Approved Acquisitions	Sale Proceeds	Balance Remaining
1	High	7,025,000	(4,641,783)	58,000	2,441,217
2	High	7,025,000	(6,530,775)		494,225
3	High	7,025,000	(7,258,975)	378,000	144,025
4	Moderate	3,475,000	(2,541,620)		933,380
5	High	7,025,000	(6,989,224)	260,000	295,776
6	Low	1,450,000	(150,210)		1,299,790
7	High	7,025,000	(4,422,816)		2,602,184
8	High	7,025,000	(2,921,609)		4,103,391
9	Moderate	3,475,000	(1,435,517)		2,039,483
10	Low	1,450,000	(250,000)		1,200,000
Total		52,000,000	(37,142,529)	696,000	15,553,471

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

Total Budget	37,000,000
Approved Acquisitions	(39,509,387)
Balance	(2,509,387)

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	
Total		(39,509,387)

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 FY07, the City plans to continue with stabilization work. Council Districts with funds remaining in their stabilization budget may use these funds for other activities approved for the expenditure of NTI tax-exempt government bond proceeds such as public safety demolition, retaining wall repair; grants for infrastructure and physical improvements and stabilization.

Retaining Wall Reconstruction

■ Objective

Retaining walls are private property or “private infrastructure”. Property owners are responsible for the costs of their maintenance, repair 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 that it far outstrips the City’s 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. 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.

Philadelphia Home Improvement Loan

■ Objective

A critical component of neighborhood preservation 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 “predatory” 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 preserve Philadelphia’s neighborhoods.

■ Program Description

NTI bond proceeds have been used to expand the PHIL-Loan 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 area median income (AMI)—about \$79,135 for a family of four. Households earning more than 115 percent AMI are 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. Five hundred and fifty-five (555) Philadelphia households have taken the opportunity to borrow and fix up their homes. Participating lenders PNC Bank, Citizens, Wachovia and Bank of America will close more than \$11.1 million in PHIL loans.

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 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 the funding of twenty-five 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 for homeowners with credit problems. PHIL-Plus and Mini-PHIL are home improvement/debt consolidation loans. HELPP is a refinancing loan for victims of predatory lending. The PHIL-Plus and Mini-PHIL loan programs administered by the Greater Philadelphia Urban Affairs Coalition have leveraged \$450,000 in NTI bond-funding to provide \$2.6 million in home improvement loans. As of December 31, 2005, participating banks closed 110 loans. The Homeownership Counseling Association, ACORN and the Reinvestment Fund administer the HELPP program which provides a refinancing option for victims of predatory lending. As of December 31, 2005, 16 homeowners have refinanced their predatory loans; an additional 13 loan applications are in the pipeline.

In FY 06, the City began to plan a pilot program that will modify the Mini-PHIL loan program to address the energy conservation needs of Philadelphia households.

Oil prices have increased by 120% over the past two years and gas prices are 26% higher this year than last. Experts agree that rather than a temporary spike, energy price increases are a sign of future trends. Many Philadelphia homeowners between 80% and 115% of the City's median—about \$55,050 for a family of four— are not eligible for federal or state energy conservation assistance. These homeowners constitute a large segment of the population under pressure from escalating energy costs that for some could result in utility service shutoffs, increased vulnerability to unscrupulous lenders and potential home abandonment. Financing long-term energy conservation measures at reasonable interest rates might be the best if not the only option for these homeowners to cope with the price increases.

Homelessness Prevention Program

■ Objective

The Homelessness Prevention Program will prevent or reduce homelessness by providing assistance to low-income Philadelphians. 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 homes.

■ 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 families in their own homes and to prevent families and individuals from becoming homeless. In FY06, the City, led by the Office of Emergency and Shelter Services (OESS), created a new Homelessness Prevention Program based on demonstrated, evidenced based, measurable, and results-oriented best practices from around the country. OESS issued an RFP to select a provider(s) 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 and;
- ❑ Participants must be receiving services to alleviate the possibility of returning to a housing crisis.

■ Operations

In FY07, the Office of Adult Services/Emergency Shelter and Services (OAS) will implement a Homelessness Prevention Program to divert families from shelter and keep them in homes in the community. In FY 06, OAS developed and released two Requests for Proposals for homelessness

prevention activities and negotiated contracts to be effective in FY07. The first, a "Homeless Diversion: Strengthening Communities Program," is based on promising models for reducing homelessness used in other parts of the country. NTI funding will allow OESS to pilot this project in partnership with a research component conducted by the University of Pennsylvania to determine its effectiveness in Philadelphia. Up to 400 families will participate, with 200 of them to receive housing location assistance, rent subsidies and services. Two hundred will be in a shelter-based control group. The second RFP, for "Homelessness Prevention," will provide for community-based rent and mortgage assistance to be granted to families to keep them in their homes.

Basic Systems Repair Program

■ Objective

The Basic Systems Repair Program (BSRP) helps 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.

In FY06, the City allocated \$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. As of March 15, 2006, \$1,732,088 in NTI bond proceeds have been spent and \$2,478,205 in CDBG funds had been spent for a total of \$4.2 million which permits repairs for approximately 380 homeowners.

Historic Property Repair Program

Objective

Philadelphia boasts architecture of historical significance throughout its neighborhoods. The Historic Property Repair Program funded with NTI taxable bond funds and operated by the Preservation Alliance of Greater Philadelphia through the Office of Housing and Community Development makes grant funds available to low-to-moderate income residents to enable them to make historically competent façade repairs. The program is in its first year of implementation.

Program Description

Low-to-moderate income homeowners are often reluctant or unable to make historically appropriate

repairs to their homes because of the cost of these home repair upgrades. During FY 2006, the first year of implementation, the Preservation Alliance has accomplished the following activities.

Directly mailed to 12000 owners of certified historical homes in the City of Philadelphia;

Directly mailed to civic associations and other community groups operating in or near historically certified neighborhoods;

Facilitated neighborhood workshops about topics such as “understanding historic preservation” and “how to select contractors”. Currently, workshops are scheduled in West Philadelphia and Germantown/Mt. Airy.

Created an event calendar on their website www.preservationalliance.com

During FY07, the program will continue with outreach and begin the process for the repair of historic homes. Already, 12 applications have been received and are in the process of review.

Adaptive Modification Program

■ Objective

The Adaptive Modification Program (AMP) 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.

In FY 06 the City allocated \$1,200,000 in NTI bond proceeds, \$800,000 in CDBG funds, \$500,000 in State funds, and \$220,000 in Housing Trust Fund dollars for a total of \$2,720,000 for the Adaptive Modification Program. As of March 15, 2006, sixteen AMP cases had been completed for \$220,130; ninety-one cases are under construction for \$1,380,433; seventy cases are in the pipeline with \$926,410 committed. The balance of funds will be committed by the end of FY06.

■ FY07 Budget

In FY 07, it is proposed to allocate \$800,000 in NTI bond funds for the Adaptive Modifications Program. The source of the funds will be FY05 funds allocated to Affordable Rental Development. The same amount will be committed in Year 32 CDBG funds to Affordable Rental Development. This reallocation of NTI bond funds and CDBG funds will allow the implementation of the Adaptive Modification Program without the federally required lead-paint assessments and abatements.

HomeBuyNow – Employer Assisted Housing

■ Objective

One way to stimulate investment in neighborhoods is to involve local employers in providing new opportunities for homeownership. HomeBuy Now, 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 of the program. HomeBuy Now 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 November 2005, twenty-six employers were enrolled, forty-six employees received counseling and fourteen homes were purchased, receiving settlement grant assistance through the HomeBuy Now program.

NTI is currently evaluating the program to determine if there is an opportunity to enhance employer and home-buyer subscription rates through increased City participation.

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 800 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 or \$55,050 for a family of four. Recipients of settlement grants complete pre-purchase housing counseling at an Office of Housing and Community Development-funded housing counseling agency.

■ Principles

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

In FY06, the City allocated \$1,100,000 in NTI bond funds for Settlement Grant Assistance. In FY06, the City also received an allocation of \$403,000 through the American Dream Down-payment 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 such as the Cecil B. Moore development.

■ FY07 Budget

As of January 31, 2006, the City provided 490 settlement grants using FY06 funds for a total of \$392,000. In FY07, the City will continue to provide settlement grants using the remaining FY06 funds, if any, and \$900,000 in FY07 NTI bond proceeds. In addition, the City expects to receive \$201,000 through the federally funded American Dream Down-payment Initiative for these settlement grants.

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 awarded by the Pennsylvania Housing Finance Agency are the principle source of financing for affordable rental development in Philadelphia. Over the past few years increased competition for the credits 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. Encouraging the construction of mixed income development is also an important element of the Equitable Development Strategy. The City is exploring 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 in conjunction with an anticipated RFP for subsidy funded by the City's Housing Trust Fund. The following areas will be eligible for the RFP process:

- ❑ Census tracts that have experienced greater than 25 percent appreciation in real estate values since 2001 or:
- ❑ Non-residential areas of the city with large scale development activity such as the Delaware Riverfront.

The City intends to issue a Request for Proposals for Affordable Rental Development in FY06 and to spend the funds in FY07.

■ FY07 Budget

In order to free up NTI bond proceeds for the Settlement Grant and Adaptive Modification Program, the City will reduce the \$3.6 million FY05 bond proceeds allocation for Affordable Rental Production to \$1.9 million. \$800,000 in FY07-Year 32 CDBG funds will be made available for Affordable Rental Production. Thus, the total amount that will be made available in this category is \$2.7 million.

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 help families who earn no more than 115% of the median income to purchase homes on rapidly appreciating neighborhoods. This is a program in partnership with developers who will internally subsidize the sale of their units. The City will loan the homebuyer up to \$25,000 which the developer must at least match, dollar for dollar. The homebuyer will not be required to pay the debt service on the loan, but may do so if they chose to reduce the amortization period of the loan. After 15 years the loan will be amortized.

Additionally, the City has begun to offer community housing forums to provide information about tax assessment changes and market existing programs and products. These forums provide information on:

- ❑ Full Value Assessment process
- ❑ Housing Counseling services
- ❑ Home repair assistance such as PHIL Loan and Basic Systems Repair
- ❑ State and City programs that can assist homeowners with rising housing costs

The EDS is also examining data to improve current policies, program delivery and provide other measures that foster mixed-income development and 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.

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.

NTI is working with City Council, 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.

In FY06 the City conducted an RFP to select corridors based on their geographic diversity; ability to leverage other public and private investments; level of organization; existence of plans; and the capacity of local CDCs or other neighborhood-based organizations. The City will make its funding selections in the spring of 2006. It is anticipated that in FY07 proceeds from a new bond issue will be dedicated to the new "ReStore Philadelphia Corridors" program, dramatically increasing the City's resources to revitalize neighborhood commercial corridors.

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, RDA developed and implemented a database, 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 served as an interim solution while the Vacant Property Management Information System (VPMIS) was planned, designed and implemented. The VPMIS is designed as a series of technology components supporting the RDA's business processes of 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. Initial training has been completed and the development team will be delivering the application in phases throughout FY06.

Unified Land Records System

■ Objective

Today each of the major departments maintains 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.

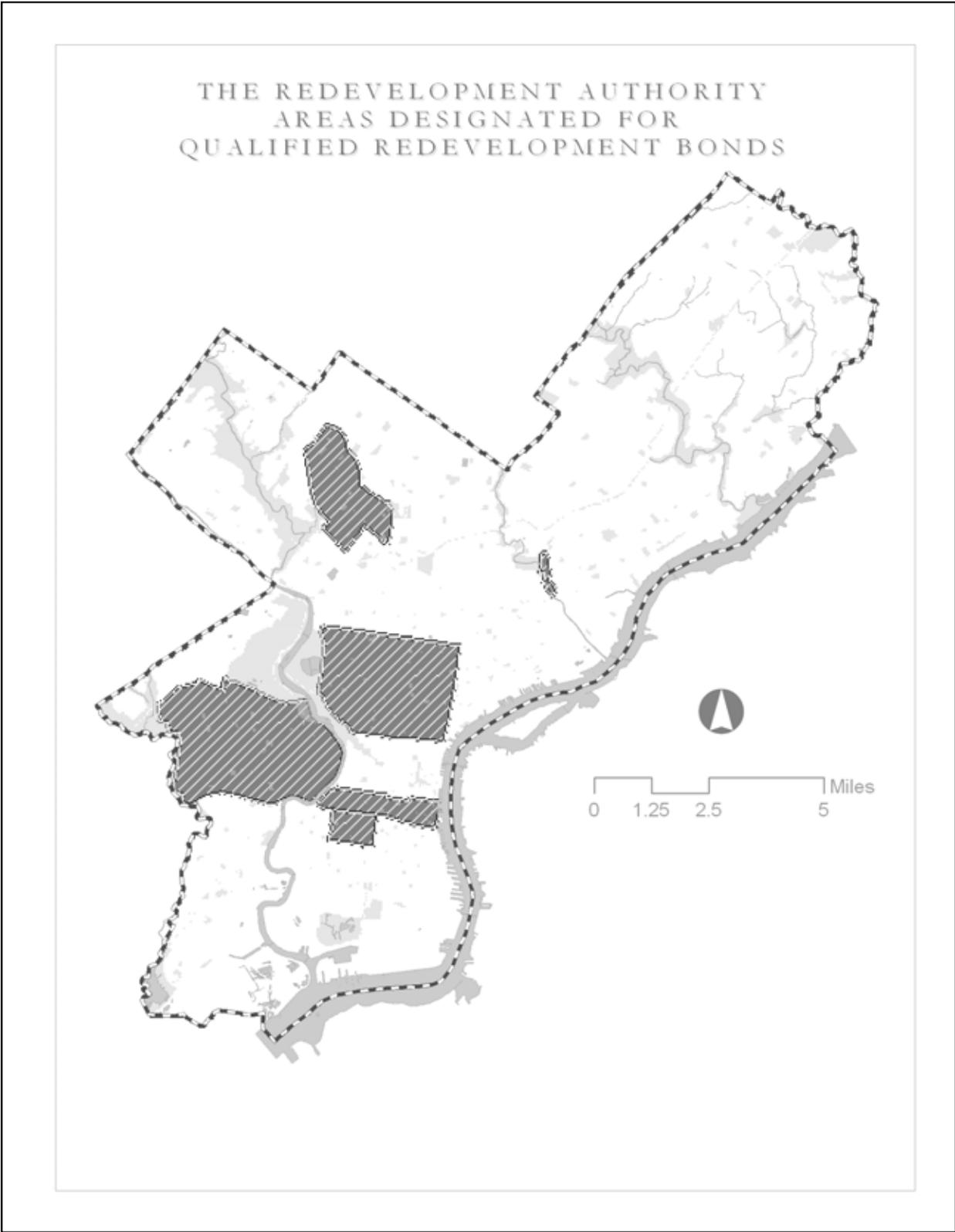
The successful reengineering of City land systems mandates the design, development and implementation of an information technology plan to integrate these separate systems and allow City agencies and departments to access necessary information. The Unified Land Records System (ULRS) will aggregate accurate 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' Parcel Base. 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 this coordination requires the design and implementation of two projects simultaneously: Unified Land Records System and Parcel Base. 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 Department of Records' Parcel Base 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. The ULRS has been

designed and is currently operational. The core ULRS applications provide the addressing framework for multiple enterprise-wide applications, including the VPMIS.



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 19th 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 43rd 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 61st Street to 6100 block of Cobbs Creek Parkway to Unit block of N 63rd 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 68th Street to 800 block of 68th 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 33rd 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 27th Street to 2600 block of Lombard Street to 500 block of S 13th Street to 1200 block of South Street to 500 block of S 7th 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 16th Street to north side lot lines of 1818 S. 16th Street and 1823 S. Bancroft Street to 1800 block of S Bancroft Street to 1600 block of Moore Street to 2400 block of Moore Street.

West: 1700 block of S 25th Street to 2400 block of Tasker Street to 1500 block of S Taylor Street to 2400 block of Reed Street to 1300 block of 25th Street to 1100 block of 25th 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.

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

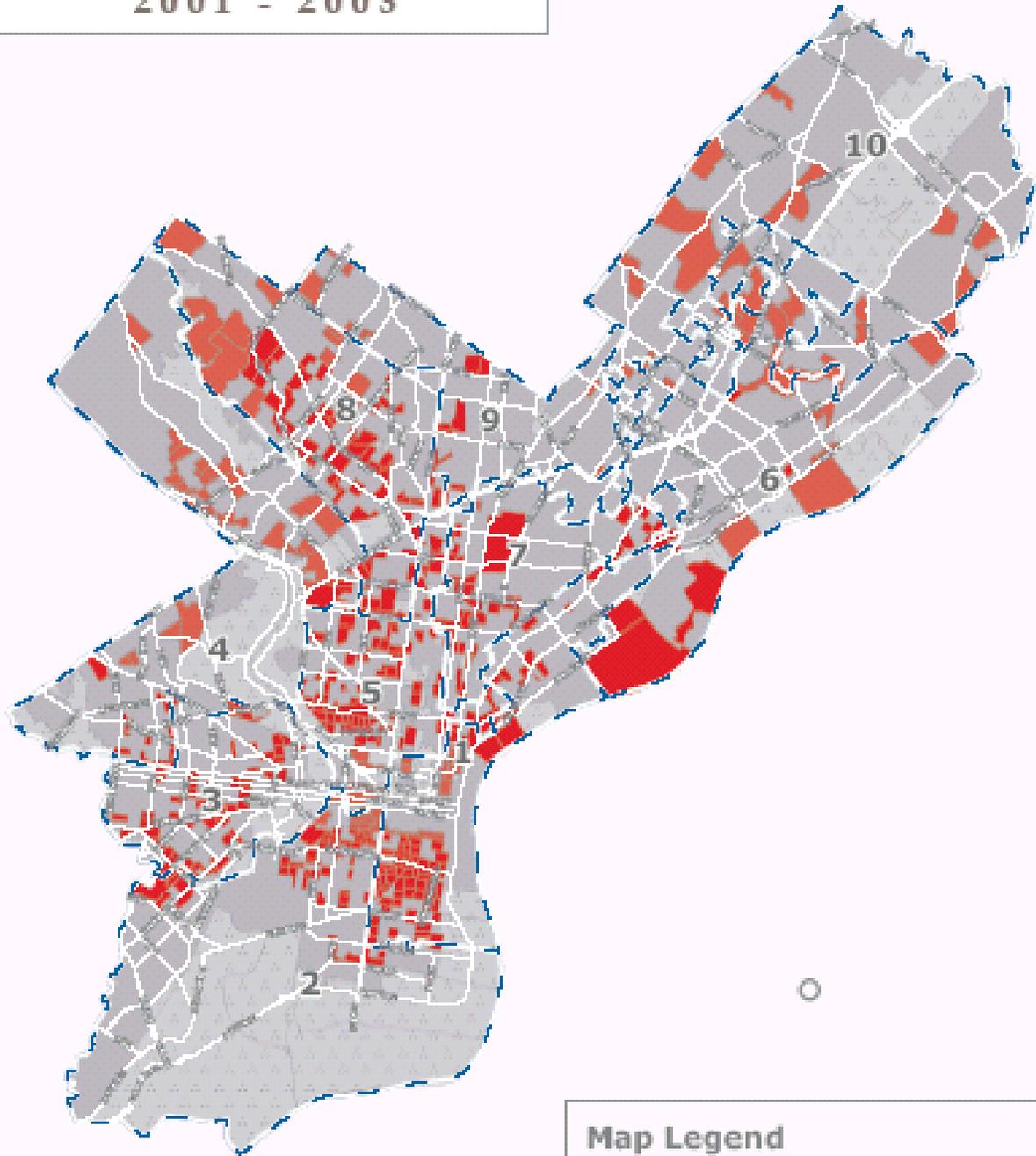
Neighborhood Transformation Initiative FY03 - FY06 Master Demolition Schedule															
Bid Package No.	Neighborhood	Council District	No. of Demo.'s	Start Inspections	Complete Decision Meetings	Approval by District Council	Start Design	Complete Design	1st Ad in Press	Open Bids	Notice of Award	Notice 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

Large Vacant Building Demolitions

No.	Dir	Street	Est. Demo Cost (excluding asbestos)	Building Description	Lot Size	Status Notes
2704-24	W	Diamond St.		Industrial garage		L&I to reinspect and move to equity court
3033	W	Glenwood Ave	\$30,000	Old multi-story industrial building		Awaiting approvals from Public Property
2801	N	American St.		Operating tire business with overgrown lot		Awaiting NTI acquisition for demolition
1711	W	Allegheny Ave.	\$400,000	Vacant multi-story Industrial Building		L&I to reinspect and move to equity court
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
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
312	W	Coulter St.		Burntout auto repair shop		L&I to reinspect and move to equity court
3030	N	20th Street		2 story-without roof		Awaiting re-bid
2026	W	Clearfield Ave		Industrial shell		Awaiting re-bid

**Sales Price Change is
Greater than 25%
2001 - 2003**



Commercial Centers, by City Council Districts, City of Philadelphia

Philadelphia City Planning Commission, Philadelphia Shops Inventories

City Council District(s)¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample²
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

City Council District(s)¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample²
2nd District			
2, 5	Market West - Center City	1	
2, 1	Broad, Tasker, Morris	22	Yes
2	Whitman Plaza & Vicinity	30	Yes
2, 1	Oregon Ave/5th-13th Sts	31	
2, 1	Broad and Snyder	35	Yes
2, 1	Broad and Oregon	38	
2	Packer Park	39	
2	Broadview Plaza	40	
2	Penrose and Packer	41	
2	West Oregon	44	Yes
2	24th Street /Oregon-Passyunk (to incl. Quartermaster site)	45	Yes
2	20th and Passyunk	46	Yes
2	Snyder Ave/17th-23rd	47	Yes
2	Wilson Park	48	
2	24th and Point Breeze	49	Yes
2	Point Breeze Avenue	50	Yes
2, 1	Broad and Washington	51	Yes
2	Washington Avenue West	52	Yes
2, 1	Broad and South	53	Yes
2	South Street/Grad Hospital	54	Yes
2	South and Grays Ferry	55	Yes
2	30th and Grays Ferry	56	Yes
2	International Airport	59	
2	Penrose Plaza	60	Yes
2	Bluebell Shopping Center	62	
2	Elmwood Avenue	64	Yes
2	Jerry's Corner	65	
2	Woodland Ave	66	Yes
2, 3	Chester Avenue	68	Yes
3rd District			
3	54th and Woodland	67	Yes
3, 2	Chester Avenue	68	Yes
3	58th and Florence	70	Yes
3	52nd and Chester	71	Yes
3	58th and Baltimore	80	Yes
3	55th and Baltimore	81	Yes
3	50th and Baltimore	82	Yes
3	46th and Baltimore	83	
3	30th Street and Vicinity	84	Yes
3	34th and Walnut and vicinity	85	Yes
3	40th & Market and Vicinity	87	Yes
3	42nd-49th/Market-Locust	88	Yes
3	48th and Spruce	89	Yes
3	52nd Street	92	Yes
3	52nd Street-South	94	Yes

Commercial Centers, by City Council Districts, City of Philadelphia

Philadelphia City Planning Commission, Philadelphia Shops Inventories

City Council District(s)¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample²
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) ¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample ²
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) ¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample ²
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) ¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample ²
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

City Council District(s) ¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample ²
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

City Council District(s)¹	Commercial Center Name	Planning Commission Inventory #	Included in 2002-2003 Inventory Sample²
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

¹ 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.

² Commercial centers not included in 2002-2003 sample were previously identified in 1995-96 and 1987-88 inventories.

Employer-Assisted Housing

Employer-Assisted Housing
 Total funding expended = \$315,648

Council District	Houses Bought	FY 04-05
1	1	12,626
2	4	50,504
3	2	25,252
4	1	12,626
5	3	37,878
6	1	12,626
7	0	0
8	6	75,756
9	6	75,756
10	1	12,626
Total	25	\$315,648

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

Settlement Grants

Council District	Units	
	FY 2004	FY 2005
1	64	78
2	78	126
3	37	56
4	54	85
5	47	49
6	134	128
7	110	140
8	52	94
9	162	179
10	12	19
Totals	750	954

Council District	Dollars Spent		
	FY 2004	FY 2005	Totals
1	51,200	62,400	113,600
2	62,400	100,800	163,200
3	29,600	44,800	74,400
4	43,200	68,000	111,200
5	37,600	39,200	76,800
6	107,200	102,400	209,600
7	88,000	112,000	200,000
8	41,600	75,200	116,800
9	129,600	143,200	272,800
10	9,600	15,200	24,800
Totals	600,000	763,200	1,363,200

*Budget was a total of \$1.1 million over FY 04 and FY 05; program borrowed against FY 06 late in FY 05 in order to meet demand.

Targeted Basic Systems Repair Program

Council District	Dollars Spent		
	FY 2004	FY 2005	Total
1	20,000	0	20,000
2	56,877	29,630	86,507
3	130,027	17,032	147,059
4	0	0	0
5	172,626	125,363	297,989
6	0	0	0
7	10,630	66,397	77,027
8	10,137	18,752	28,889
9	41,667	0	41,667
10	0	0	0
Total	441,964	257,174	699,138

PHIL Loans

Data By Councilmatic District for Period
From 7/1/02 To 2/28/06

Council District	# of Loans	Original Note Amount
1	85	\$1,713,655
2	62	\$1,301,723
3	39	\$885,406
4	56	\$1,142,673
5	26	\$561,815
6	54	\$967,616
7	29	\$458,333
8	94	\$1,933,308
9	41	\$767,582
10	69	\$1,445,419
TOTAL	555	\$11,177,530