



PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION



PCDC was formed in 1966 to preserve, protect and promote Chinatown as a viable ethnic, business and residential community.

301-305 N. 9th St.
www.chinatown-pcdc.org

Philadelphia, PA 19107

p: 215-922-2156

f: 215-922-7232

@phillychinatown

@PCDC_events

October 2013

PCDC News

Board Election Results

PCDC held its annual board elections on October 6th and 7th in its office at 301 North 9th Street. All 4 existing board members were re-elected. The PCDC board is composed of members who work or live in the community. Similarly, anyone who works or lives in the community can vote. PCDC board members serve a three-year term and are responsible for the oversight of the organization as it fulfills its mission to preserve, protect and promote Chinatown as a viable ethnic, residential and business community. The Board of Directors for 2013 to 2014 are:

Reverend Thomas Betz	Margaret Chin	Wai Man Ip	Grace Wu Kung
Joe Kim	Harry Leong	Glenn Mark	George Moy
Gary Ng	Katherine Ngee	Philip A. Sheau	James Wang
Anthony Wong	Carol Wong, M.E.D.	Thomas Wong, Esquire	Cecilia Moy Yep

Zoning and Planning

Zoning Matters

Below are the zoning matters in the next month within the Chinatown district. Please feel free to attend a hearing regarding any matter of interest. All Zoning Board of Adjustment (ZBA) hearings are held at One Parkway Building, 1515 Arch Street, 18th Floor.

Address: 1227 Race Street
Appeal #: 21288

Hearing Date: Wednesday, October 16, 2013, 4:00 PM
Appeal type: Use variance

Permit for the erection of one (1) non-illuminated flat wall sign (canopy front) and two (2) non-illuminated projecting signs (canopy sides) and one (1) building identification sign; all signs to be accessory to existing visitor accommodations.

Planning Committee decision: Non-opposition

Address: 1019 Arch Street
Appeal #: 21417

Hearing Date: Tuesday, November 12, 2013, 9:30 AM
Appeal type: Zoning and Use Variances

Permit for the demolition of existing structure (except for existing foundation and cellar) and for the erection of an eight-story attached structure (max. height 86 feet) with roof deck for residential use only. Use to be business and professional offices from cellar to second floor and sixteen (16) residential units on third through eighth floors. Application refused for exceeding allowable Floor Area Ratio (FAR) (proposed 742% over allowable 500%) and insufficient supply of parking (proposed 0, required 5).

Planning Committee decision: Opposition

Address: 1013 Arch Street

Appeal #: 21495

Hearing Date: Tuesday, November 19, 2013, 9:30 AM

Appeal type: Zoning Variance

Appeal for the permit for the erection of an attached structure (with a max. height of 130 feet) with a drive aisle for drop off/pick-up. Use to be visitor accommodations from cellar to fifteenth floor with a sit-down restaurant on the first floor.

Planning Committee decision: Opposition

Address: 1100 Arch Street

Appeal #: 21448

Hearing Date: Tuesday, November 26, 2013, 9:30 AM

Appeal type: Zoning Variance

Permit for the erection of a canopy with signage on the front and sides (16.69" H x 87.98" W each) accessory to an existing hotel.

Planning Committee decision: Pending

Next Planning Committee meeting:

Date: Tuesday, November 12, 6:00 pm

PCDC's planning committee meetings review upcoming planning and zoning matters. Please feel welcome to attend a meeting if there is a matter that is of interest. Planning Committee meetings are held at PCDC at 301 N. 9th St. Please contact Karis Tzeng at (215) 922-2156 to be placed on a future month's agenda.

Tentative Meeting Agenda:

- Reading Viaduct: Phase I Plans
- Zoning Matters

339 N. 12th Street: Proposal for renovations of the listed location, to retain Trestle Inn use on first floor, add office and residence on 3rd floor and restaurant with roof deck on 2nd and 4th floors.

- Pearl Street Transformation Project
- Project Updates—Sidewalk Vending Plan
- Old Business
- New Business

Planning Committee Meeting Schedule

11/12/13 at 6:00 p.m.
 12/10/13 at 6:00 p.m.
 1/14/14 at 6 p.m.
 2/11/14 at 6:00 p.m.



Presents:

Community News

Reports of Chinatown's Demise Have Been Greatly Exaggerated, But Thanks for Your Untimely Concern

A recent study of the Chinatowns in New York, Boston and Philadelphia warned of a grim, impending extinction of Chinatown as we know it – a bustling ethnic retail center and a deeply rooted community of recent and long-time immigrants. The study points to Census and city data which shows a declining percentage of Asian and/or low-income residents, increasing property values and a decrease in the average size of households. The implications of the study have been discussed at length in the media, resulting in an oddly timed echo of gentrification concerns in Philadelphia Chinatown, where the luxury condominium boom began in the early 2000s.

Thanks for your concern, but it's unwarranted. Philadelphia Chinatown is changing, but it is not dying. It is no longer a bachelor society of poor immigrants from China's Guangdong Province and Hong Kong who were shunned and herded into its boundaries. The community has become more racially and economically diverse, even while it has retained its role as a gateway for low-income immigrants. It is the heart of Asian community and culture in Philadelphia.

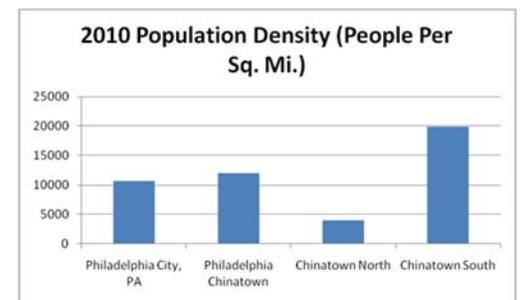
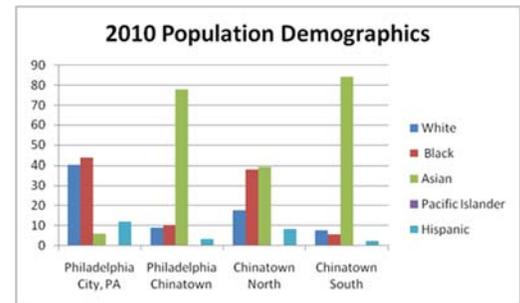
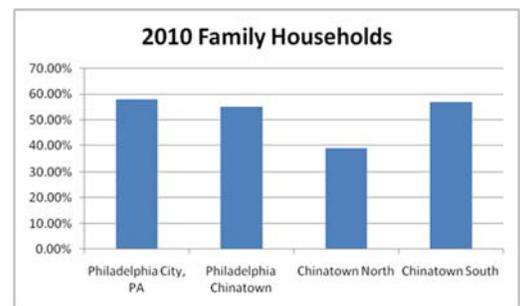
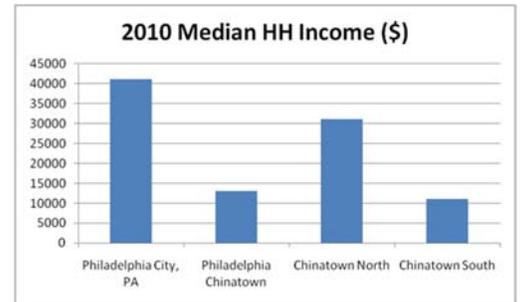
Just as Philadelphia and other urban centers have seen demographic changes, Chinatown has also changed with the times. Not only do we have recent immigrants, but long-time immigrants and their second-generation immigrant children. Market-rate housing has enabled professional and middle-class Asians and other ethnic groups alike to live here. Just as the city as a whole has seen households shrink in size as young professionals and retirees are attracted by a revitalized downtown, Chinatown has also welcomed those populations. In Callowhill/Chinatown North, a thriving arts culture and a growing Hispanic population have taken root.

Ethnic communities challenge the notion of a community which is limited by its geographic boundaries. The Pew State of the City reported that the Chinese population is

the fastest-growing group of immigrants in Philadelphia. As their numbers grow and they settle into satellite communities such as Cherry Hill, NJ, Chinatown's borders have expanded beyond its geographic boundaries. In particular, it has become a hub for Asian international students. Chinatown's businesses and institutions continue to provide goods and services not only to local immigrants in their native languages, but to Asians from South Philadelphia, the greater Northeast and South Jersey. Chinatown has also become a citywide destination for non-Asians, as anyone who has shivered at its annual Chinese New Year festivities or stood in line at the recent Night Market can attest to.

We continue to face challenges. It is true that growing property values, the result of being on the edge of a downtown revitalization, has driven up rent for the low-income families that traditionally comprised the community. Affordable housing has become more difficult to preserve and build, particularly in the densely built part of Chinatown south of Vine Street. But immigrants are nothing if not survivors. PCDC has developed 61 mixed-income homeownership units on the north side of Vine since 1998. We are currently developing a 23-story mixed-use community center with 125 mixed-income residential units on the north side of 10th and Vine Street. We are also working in partnership with Project HOME to develop apartments in Chinatown's commercial center for the formerly homeless and low-income. Everywhere we look, there is activity and growth.

According to this study, and the data from the Census Bureau's



American Community Survey, a survey with an absurdly high margin of error for small geographies, Chinatown is on its way to becoming a ghost town. Nothing could be further from the truth. Chinatown is coming into its own.

Business Center

Financial Incentive Programs Bilingual (English and Mandarin) Workshop

In order to help small businesses grow in **Chinatown**, the Department of Commerce will hold a bilingual (Mandarin and English) workshop on the Commerce Financial Incentive Programs including Storefront Improvement Program (SIP), Surveillance Camera Program, and In-store Equipment Forgivable Loan.

Date: November 6, 2013

Time: 2 PM

Location: Joy Tsin Lau (1026 Race St)

Limited seating available. Please contact Samuel Chueh at 215-683-2014 or Samuel.chueh@phila.gov to R.S.V.P. or make additional inquiries.



Date of Workshop: 11/6/2013

十一月六日

Time: 2:00pm to 4:00pm
下午2点至4点

Location: Joy Tsin Lau
群仙楼
1026 Race St.,
Philadelphia, PA, 19107

Limited seating available. Please contact Samuel Chueh at 215-683-2014 or Samuel.chueh@phila.gov to R.S.V.P. or make additional inquiries.

座位有限，请与商务局
商务经理阙光翥联系预
约座位

电话: 215-683-2014

电邮: Samuel.Chueh@phila.gov

费城市政府商务局商家补助项目讲座 (讲座将以中英双语进行)

The Department of Commerce will host a **bilingual (English and Mandarin)** workshop on its financial incentive programs for small businesses.

Programs presented by the Commerce includes:

商务局所提供的商家补助项目包括:

InStore: a forgivable loan program that provides up to \$50K for interior renovations and does not need to be repaid if the business meets the program guidelines for 5 years.

商家室内设备无息贷款: 商家最多可申请五万美元无息贷款，若商家持续经营且使用补助设备五年以上，可免偿还贷款。

Storefront Improvement Program: up to \$12K reimbursement for renovations made to your storefront.

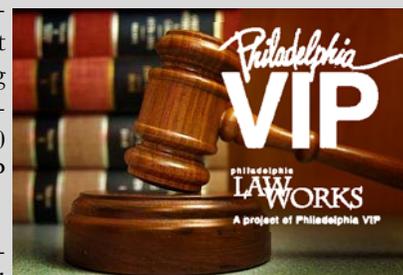
门面整修补助: 每商家至多可获得一万两千元补助。

SafeCam: up to \$3K reimbursement for the installation of exterior security cameras.

户外摄像头补助: 每商家至多可获得三千元补助。

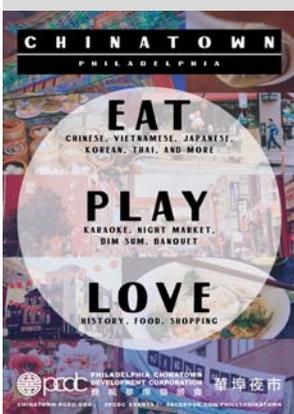
Is your business experiencing legal worries? PCDC has a free legal clinic tailored for the Chinatown community. Joel Berman is our volunteer lawyer who is knowledgeable in immigrant rights and Chinese culture. He is fluent in Mandarin Chinese and has experienced working with Chinatown businesses from issues ranging from commercial leasing to contracts. Berman also works on landlord and tenant issues. The clinic is offered on Monday from 2:00 p.m. to 4:00 p.m. twice a month. This initiative is sponsored by PCDC and Philadelphia VIP LawWorks.

This service for the Chinatown community is in keeping with the PCDC mission to preserve, protect, and promote Chinatown's thriving business sector and growing residential neighborhood. Philadelphia LawWorks is a project of Philadelphia VIP that seeks to educate landlords, nonprofits and small business owners' about legal issues and processes. LawWorks supports local non-profits by providing pro-bono services.



Free Legal Advice

~Emily Sun, PCDC Intern



A Taste of Chinatown Postcard

If you haven't gotten a "A Taste of Chinatown" 10% off Postcard, make sure you grab one from PCDC or participating businesses before it expires on 12/31/13. See below for a list of the participants:

- China Art Company
- Happy Noodle Bar
- iGreen Frozen Yogurt & Kitchen
- Jade Harbor
- K-Town BBQ
- M Kee Restaurant
- New Harmony Vegetarian
- New Xiao Guan Garden
- Ocean Harbor Restaurant
- Red King II
- Rising Tide
- Sang Kee Peking Duck House
- Shiao Lan Kung
- Terakawa Ramen
- Tango
- Tea Do
- Yakitori Boy



Presents:

Call for New Main Street Committee Members!

Date: Monday 11/11/2013
Time: 2:30 PM – 3:00 PM
Place: PCDC Office (301-305 N 9th St)

Description: The Main Street Committee works to promote the Chinatown Commercial Corridor by organizing events, combining local resources and outreaching to businesses. If you are interested in these issues and want to learn how you can get involved, come and join us at the upcoming meeting. There is no commitment necessary to come to the meeting. Please RSVP to register your name. For more information about the Main Street Program and the Committee, please call Main Street Manager Ping-Ho Lee at [215-922-2156](tel:215-922-2156) or email her plee@chinatown-pcdc.org.



Fall Cleanup

Did you see a lot of volunteers sweeping the street, picking up trash and trimming trees and shrubs on Saturday morning on September 28th? That's because it was Chinatown's fall cleanup day. Thank you to the Philadelphia SUNS and other volunteers came out to clean up Chinatown. We had more than 100 volunteers participating in this event.

The following bakeries provided breakfast to our volunteers as a donation or at a discount. We thank them for their generous support of Chinatown cleanliness.

- Greenland Tea House
- Mayflower Café & Bakery
- Mong Kok Station
- Saint Honore Pastries
- Zhong Gang Bakery



New Signage

Congratulations to The New Harmony Vegetarian Restaurant and Heung Fa Chun Sweet House for completing their new signage projects with the help of the Storefront Improvement Program (SIP) from the City of Philadelphia. You won't miss these new signs as you walk by!



Congratulations! ServSafe Results are in

Several more restaurants have fresh ServSafe certificates to post on their wall. In September, PCDC hosted another Mandarin language ServSafe workshop with Instructor Betty Tsai. Both the course and test were given in Chinese. The results have arrived and all eight students that attended our ServSafe course and sat for the exam passed and received their certification! PCDC will continue to accept applicants for the next workshop on a rolling basis. If you are interested in participating in the next session in March, please contact Ping-Ho Lee at 215-922-2156.



Relocations: Come check out our new locations



1020 Race Street



133 N. 11th Street

MAIN STREET

Main Street 華埠大道



If you were in Chinatown on a recent Thursday evening, you were probably eating, dancing and belting karaoke among 25,000 revelers. You might have been doing all three at the same time while hanging out with your friends. On October 3rd, PCDC proudly hosted the final Night Market series with The Food Trust in Chinatown. We had more than 60 food vendors, including Akira Sushi from Northeast Philadelphia, HK Special Event Food from Upper Darby, Nature Soy, Tea Do, and Yakitori Boy from Chinatown. Other Chinatown businesses, including China Arts Company, vended in the Arts and Culture section or participated in the special Night Market menu promotion which lasts until December.

It was an evening of food and entertainment. Tea-Do created a stellar dance party outside their storefront. Yakitori Boy hosted the popular karaoke tent with a 20-foot-high video projection. Nature Soy provided samples of their new soy milk product. Moy Yat Ving Tsun Martial Intelligence demonstrated Ving Tsun Kung Fu and Chinese American Womens Sisterhood Society performed traditional Chinese dance. This year we expanded the program to our 10th Street Plaza. We had food trucks, performance, arts and craft vendors at the Plaza to entertain those who escaped from the crowds. And there were quite a lot of people who made use of this space. Thank you for all your participation and support. Special thanks go to the local businesses who donated water and electricity.

New kids on the Block



Mail Zone

Your neighborhood's Pac & Ship Store

125 N. 11th Street

Jade & Art
Jewelry &
Gift

Lucky Fortune
Cantonese
Food, Karaoke



120 N 10th Street



932 Race Street

Introducing Health Partners Medicare.

Health Partners Plans is hospital-owned. So unlike companies that are just watching out for their bottom line, we're watching out for you. From our broad physician network to 24/7 member support, when it comes to Medicare, we're **doing it right.**

\$0 Premium for Basic and Prime plans
Copays for primary care doctor visits*
Generic drugs (up to 90-day supply)*
Fitness center memberships

1-866-901-8000 (24/7) | HPPMedicare.com
TTY 1-877-454-8477

HPP
Health Partners Plans

It's not just
Medicare.
It's better care.

Health Partners Plans is an HMO plan with a Medicare contract. Enrollment in Health Partners Medicare depends on contract renewal. Limitations, copayments and restrictions may apply. The benefit information provided is a brief summary, not a complete description of benefits. For more information contact the plan. Benefits, formulary, pharmacy network, premium and/or copayments/coinsurance may change on January 1 of each year. You must continue to pay your Medicare Part B premium. Health Partners Medicare is available in Philadelphia County. *Cost sharing may vary in Special Needs Plan. H9207_HPM-419-13 Approved 09/2013

PCDC Programs and Services

What is Fair Housing?

The Fair Housing Act prohibits housing discrimination. The U.S. Department of Housing and Urban How to File a Housing Discrimination Complaint?

If you believe that you have been a victim of Housing Discrimination, you have a right to file a housing discrimination complaint with the U.S. Department of Housing and Urban Development (HUD). Housing Discrimination complaints may be filed for up to one year after the discriminatory housing practice

information can be found at www.hud.gov/fairhousing.



or ends. However, it is always best to file a complaint as soon as possible. Complaints may be filed with HUD in person, by letter, by phone, or via HUD's website. In your complaint, you should include your name, address, the name and address of the person you are complaining about, the address or description of the housing, a short statement of why you think your rights were violated, and the date the incident occurred. If you suspect Housing Discrimination and would like to file a complaint call HUD at 800-669-9777 or visit www.hud.gov. More information

Upcoming Housing Workshop:

即將到來的住房研討會

Date: 11/13/2013, 6p.m.

Topic: Energy Conservation Workshop 節省能源講座

Location: PCDC office, 301 N 9th Street

Guest Speaker: United Communities

Cost: Free 免費



On October 9, 2013, PCDC's Chinatown Homeownership Initiative program hosted a workshop titled "Understanding the Mortgage Process Workshop." Guest speaker Robert Seed

from HSBC discussed the mortgage process, including procedures for obtaining mortgage approval and qualifying for a loan. PCDC housing counselor Wendy Lee also reviewed warning signs to identify predatory lending practices and unscrupulous lenders. Seven potential homebuyers attended the workshop, three of whom were looking to buy a home for the first time.

2013年10月9日,我們邀請到匯豐銀行貸款部資深人士提供資料,討論有關房屋貸款過程,內容包括如何申請,並獲得房屋貸款審批和資格,審核過程。銀行代表並介紹及推介銀行現正推行的優惠借貸利率。李小姐更強調在房屋貸款過程要提高警覺,提防掠奪性貸款。當晚有7位準買主出席,其中有3位正在尋找房子買。

Need Help with Heating Bills? 節省能源

“節省能源”講座
Energy Conservation Workshop
減少能源使用 = 減低能源費用
Reducing Your Energy Usage = Lower Utility Bill
Wednesday, November 13, 2013 at 6PM
星期三,十一月十三日晚上六時
講座地點: 費城華埠發展會, 北九街301號
Location: PCDC, 301 North 9th Street, Philadelphia, PA 1017
“節省能源”講座主要教導住戶如何封閉窗戶的空隙以防止漏風和暖氣的流失方法。住戶將會學到怎樣使用便宜自購材料, 例如: 軟管填補, 填隙槍, 填隙繩, 窗戶漏隙保障, 隔熱防泡膠及其他能源材料等等。
This conservation workshop will be “hands-on” and will focus on teaching residents methods on how to air seal their home in order to prevent drafts and heat loss through cracks. Residents will also learn how to use inexpensive self-help materials such as tube caulk, caulk guns, rope caulk, plastic window, weather-stripping, insulation foam and other basic weatherization materials.
講座限廿人, 有意參加者, 請致電215-922-6156李小姐聯系。
This workshop is limited to the first 20 registrants.
Please call Wendy at 215-922-6156 to make your reservation.
FREE “starter kit” & educational literature! 獲贈一份修補工具和資料手冊!
Sponsored by 贊助機構:
PCDC 費城華埠發展會
United Communities

The 2013-2014 Low-Income Home Energy Assistance Program (LIHEAP) season opens November 1, 2013. PCDC will assist people in completing the LIHEAP application. This program helps low-income families pay heating bills. Please call PCDC at (215) 922-2156 to schedule an appointment.

You will need to bring the following documents with you to your appointment:

If you have the LIHEAP Application, please bring it. Provide Social Security Numbers and Date of Birth, for all persons living in your home.

Proof of income for members of your household: (such as 1 month or 12 months of pay stubs; letter from employer; or Public Welfare's award letter/copy of check)

Send one month of income if your income is the same every month

- Send paystubs for 12 months if your income changes frequently
- Send a statement explaining how your household pays for basic living needs (food, rent etc) if you have no income for the past three months
- Your last bills for your main and second heating sources such as PECO and PGW.
- Send proof of immigration status if you are a non-U.S. citizen.

公平住房是什麼？

公平住房法禁止住房歧視。美國住房和都市發展局住房歧視定義拒絕住房機會，基於種族，膚色，宗教，性別，國籍，家庭狀況或殘疾。歧視行為的例子可能包括歧視性的廣告，拒絕出售或出租給有興趣的租戶或買家，欺瞞已將空屋租出或售出，拒絕為少數族裔提供服務，或針對不同的人提出收取較高的保證金。銀行，儲貸會或是其它相關行



業對申請房屋貸款人士的歧視，包括向少數族裔收取比白人客戶較高的信貸利率），也是違法的。公平住屋法規定在提供殘障人士能夠完全及舒適的居所時，如有需要，業主應合理地調整其設施及居住環境。這些可能包括加裝坡道方便輪椅通行，加寬房門以便坐輪椅的住客可以進入房間，在浴室加裝把手桿，如果租客需要一個動物在身邊協助生活，那業主的“禁養寵物”政策就要為他解除。如果您懷疑受到

住屋歧視，請致電800-669-9777 與美國住房和都市發展局(HUD)聯繫，或瀏覽www.hud.gov提起申訴。欲了解更多信息，可以在www.hud.gov/fairhousing網頁查詢。

Actual Value Initiative and Property Assessment Updates 實際價值倡議和資產評估更新

Bill No. 130308-A, which was passed by Council on June 13, provides that taxpayers who appeal their property assessment for Tax Year 2014 would only be required to pay an amount equal to their prior year's property tax amount, subject to the outcome of the appeal. Should they lose the appeal, they would be liable for the balance of the increased amount of tax. Although this bill has been passed by Council, there is state-level legislation which must pass before it can be implemented. There are no clear answers to definitively confirm that it will be implemented. According to Councilman Mark Squilla's office, homeowners should assume that the program will be put into place before the March 31st deadline for paying property taxes. Another bill was heard before Council on October 17 to decide whether to extend the same option to commercial property owners. Oral hearings begin on January 1st, 2014 for property assessment appeals before the Board of Revision of Taxes. Property owners will be contacted 30 to 45 days before their scheduled hearings. Stay tuned for more information on how to prepare for your oral hearing. 理事會於6月13日通過了第130308號法案，該法案根據上訴結果向2014年度資產評估提出上訴的納稅人僅須支付一筆等於其過往年度的物業稅金額。如果他們沒有進行上訴，他們將承擔增加的稅收。雖然這項法案理事會已經通過，但還必須通過國家級立法才可以實施。現在還沒有明確的答案確認可以實施。據市議員Mark Squilla辦公室所說，房主應該假設該計劃將在3月31日支付財產稅的最後期限前落實到位。另一項法案理事會在10月17日之前進行聆訊，決定是否延伸相同的選擇權給商用物業的業主。口頭聽證從2014年1月1日開始，在稅收修訂委員會前提出物業評估上訴。物業業主在聽證會前30天至45天前聯繫確認。敬請關注更多關於如何準備你的口頭聽證會的詳細信息。

The Streets Department is altering two regulations under its Sanitation Code. These changes will affect residents and small businesses that receive City sanitation services.

Effective October 1, 2013 there will be a new set-out time for trash and recycling collections citywide. Citizens are able to set-out their trash and recyclables as early as 5:00 PM on the evening before the day of collection from October 1 to March 31. From April 1 to September 30 the set-out time will return to 7:00 PM on the evening before the day of collection. The new regulation will ensure that citizens have the ability to set-out their trash during daylight hours throughout the entire year. This change was enabled by recent City Council legislation.

Effective December 1, 2013 the regulations for setting out mattresses and box springs will also change by requiring residents to bag those items in mattress bags in order to be collected. This regulation change is being instituted to protect against the spread of bed bugs.

Mattresses and box springs that are not properly bagged will not be collected nor accepted at our Sanitation Convenience Centers. Mattress bags are available at many retail stores and on-line.

For more information, please visit www.philadelphiastreet.com.

街道部門根據其衛生法正在改變兩項法規。這些改變將影響接受城市衛生服務的居民和小企業。

從2013年10月1日起生效，全市範圍內將有一個新的垃圾和回收垃圾收集放置時間。從10月1日至3月31日之間，居民可以在垃圾收集日的前一天傍晚五時放置他們的垃圾和回收垃圾。從4月1日至9月30日將改回垃圾收集日前一天傍晚七時收集。這個新規定將確保公民整個年度能夠在白天的時間內放置他們的垃圾。這個改變已被最近市議會立法。

從2013年12月1日起生效，放置床墊和彈簧墊的法規也將改變，要求居民用床墊袋包好後才能放置外面。本法規改變是以防止臭蟲的傳播。衛生便利中心將不會接受和收集任何不正確裝袋的床墊和彈簧墊。床墊包裝袋可在許多零售商店和網上購買。

更多詳情，請參閱www.philadelphiastreet.com。



Presents:

華埠大道委員會會議

日期：11/11/2013 (星期一)

時間：下午 2:30 - 3:00

地點：費城華埠發展會辦公室 (北九街301-305號)



內容：華埠大道委員會致力於通過組織各種活動，促進唐人街商業走廊，結合本地相關資源和外展的企業。如果你對這些問題感興趣，並想了解如何你可以參與，請來參加我們即將舉行的會議。你沒必要承諾來參加會議，請先登記您的名字。欲知大道計劃委員詳細資訊，請致電華埠大道主任李萍好 [215-922-2156](tel:215-922-2156) 或電郵 plee@chinatown-pcdc.org。

我們歡迎任何人參加本次會議或成為華埠大道委員會，請致電李萍好 [215-922-2156](tel:215-922-2156)

秋季清潔日

星期六9月28日上午，你有沒有看到很多義工在清掃街道，撿垃圾，修剪樹木和灌木呢？這是我們的秋天清潔日。多謝費城太陽參加清潔華埠。他們有超過100名的義工參與這活動。

我們亦感謝以下的麵包店為我們捐獻或提供折扣早餐給我們的義工，非常感謝您的慷慨支持華埠清潔。

- 蜜之源
- 飽餅店
- 旺角站
- 聖安娜餅屋
- 中港飽餅城



華埠新招牌

在這裡，我們祝賀觀音齋正宗素食餐廳和杏花邨甜品店在費城市政府店面改進計劃 (SIP) 的幫助下，完成他們的新招牌計劃。你路過時一定不會錯過這些新招牌！

好消息！ ServSafe測試結果出爐

許多餐館已經把新鮮出爐的ServeSafe認證掛起來了。PCDC在9月份開辦了另一場由優秀講師Betty Tsai用普通話授課的ServeSafe學習班。授課和考試均使用中文。現在已經收到結果，全部八位參加學習和考試的學員通過並獲得了認證證書！PCDC將會繼續接受下一期學習班的申請，如果您有興趣參加下一期Servesafe學習班，請聯繫 李萍好 215-922-2156。



1020 Race Street



133 N. 11th Street

Relocations: Come check out our new locations



華埠夜市

如果您在10月3日晚上參加華埠夜市，你應該與兩萬五千名遊客一樣，無法忘記那些香噴噴的美食和精彩的歌舞。當天晚上費城華埠發展會舉辦了一年一度的華埠夜市。今年有超過60間餐館及供應商參加，包括：東北費城的Akira Sushi, Upper Darby 的香港特別活動食品, 華埠的Tea-Do(茶道), Yakitori Boy 及大田豆腐廠。此外，唐人街各大工藝術和工藝品供應商，包括中國工藝，亦紛紛參與及推廣中國文化。當晚節目豐富，除了美食還有歌舞表演。茶道於店外設有” Stellar dace”表演， Yakitori Boy 以投影方式於大廈外牆播放卡拉OK。大田豆腐廠為參加者提供新產品試飲。其他項目包括有梅逸詠春武術示範及費城中華婦女聯誼會的彩雲追月中國舞。除此之外，今年本會把活動擴充至十街廣場，增加餐車，表演和手工攤位。很多參與者利用這廣場尋求另一個空間。

非常感謝所有人的參與及支持，特別是那些為此活動贊助電力及食水供應的商家。

New kids on the Block



唐人街郵局
你家附近的包裝和運輸店

玉如意
珠寶禮品店

Lucky Fortune
粵菜, 卡拉
OK房



120 N 10th Street



932 Race Street



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聯邦醫療保險，
還有更深層的關懷。

Health Partners 聯邦醫療保險 (Medicare) 簡介。

Health Partners Plans 係由醫館所管理。和一般只在最嚴密的保險公司不同，我們關心的是您的健康。從我們廣大的醫師網，到全年無休的會員支援服務，只與聯邦醫療保險服務有關，我們一律遵循正確行事方式。

0 美元 基本計劃及主要計劃保費
初級護理醫師診費共付額*
專名藥 (最長可供應 90 天)。
健身中心會員

1-866-901-8000 (24/7) HPPMedicare.com
TTY (聽障專線) 1-877-454-8477



Health Partners Plans

Health Partners Plans 是一種含有聯邦醫療保險合約在內的 HMO 計劃。Health Partners 聯邦醫療保險的註冊合約資格而定。可能適用限制、共付額和規定。本文提供的福利資訊僅為概要，未完全涵蓋所有的福利事項說明。如需更多資訊，請聯絡計劃單位。福利、處方藥、聽房網、保費和/或共付額/共同保險等事項可能會在每年元且有所更改。您必須繼續支付聯邦醫療保險 B 部分保費。Health Partners 聯邦醫療保險可於費城郡使用。*特別需求計劃的成本分攤方式可能不同。

社區資訊

華埠將消亡的報告已被誇大，但感謝你過早的顧慮

最近一項研究報告發出預警，位於紐約、波士頓和費城的華埠將面臨嚴峻的、即將滅絕的困境。總所周知，這是一個繁華的民族零售中心和一個根深蒂固的新舊移民社區。該研究指出，普查和城市數據表明亞裔和/或低收入居民比例下降，房價上漲，家庭平均人口數量減少。該研究報告已經在媒體大肆討論，不斷奇怪重複這個早在早在21世紀初開始豪華公寓熱潮的費城華埠結果將會中產階級化。

謝謝你的顧慮，但它是無根據的。費城華埠正在不斷變化，但它是不會消亡的。它不再是一個來自中國廣東省和香港的貧困移民獨身社區，個個避之唯恐不及。儘管現在它還保留了其作為低收入移民入口，但社區已變得更加種族化和經濟多樣化。它是費城亞裔社區和文化的心臟。

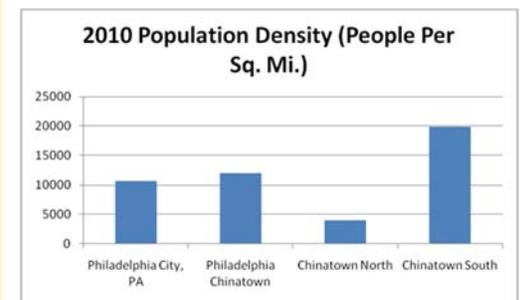
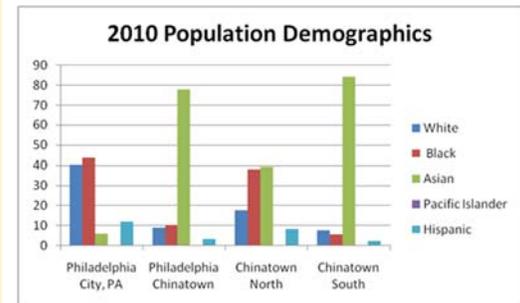
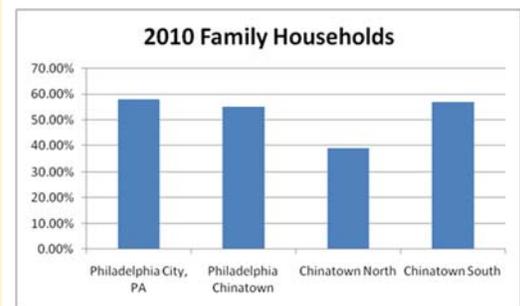
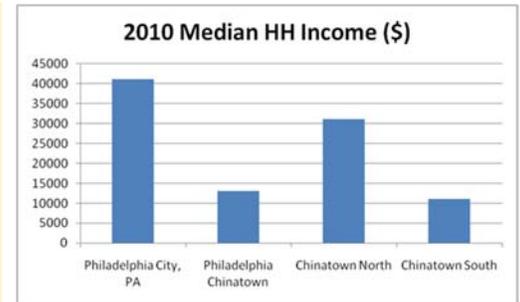
正如費城和其他城市中心一樣，人口結構已經在不斷變化，華埠也不斷在與時俱進。我們不僅有新移民，而且有舊移民和他們的第二代移民子女。市場價值的住房使專業人士和中產階級的亞裔和其他族裔群體都住在這裡。正像已經看到了一個整體的城市家庭縮小規模，作為一個新興的商業中心吸引年輕的專業人士和退休人員，華埠也樂於接受這些人群。一個蓬勃發展的藝術文化和不斷增長的西班牙裔已經在Callowhill/華埠北生根。

民族社區挑戰受限于地理位置的社區概念。The Pew State of the City報告指出，中國人口是費城移民增長最快的群

體。由於人口的快速增長，他們定居在衛星社區，如新澤西州Cherry Hill，華埠邊界已經擴展超越其地理界限。尤其它已經成為亞裔國際學生的樞紐。華埠的企業和機構不僅向他們本土語言的當地移民繼續提供商品和服務，而且還提供給來自南費城、東北區和新澤西南部的亞裔。唐人街也成為了非亞裔的一個城市中心點，從令人激動的一年一度的中國新年慶祝活動，或最近有序的費城夜市都可以證明。

我們將繼續面臨挑戰。不斷增長的房價結果將導致一個振興的商業中心面臨邊緣，並帶動了傳統社區組成部份的低收入家庭租金上漲。經濟適用房的維護和建設變得更加困難，特別是在人口密集的華埠南Vine街。但是移民們生命力強盛。自1998年以來，費城華埠發展會已經在Vine街北邊開發61個混合收入的住宅單位。目前，我們正在10街北和Vine街交界開發一個23層帶125個混合收入住宅單位的混合用途的社區中心。我們也致力於與Project HOME建立合作關係，在華埠商業中心為原本為無家可歸者和低收入家庭開發公寓樓。環顧四周，一片活力和生機。

這項研究和數據來自人口普查局的美國社區調查，荒謬的高誤差小範圍調查，認為華埠將成為一



座空城。沒有什麼比真理更遙遠，華埠正在有序地蓬勃發展。

商業中心

商家補助項目講座 (講座將以中英雙語進行)

為了幫助小企業在華埠的發展，費城市政府商務局將舉辦商家補助項目講座，包括門面整修補助 (SIP)，戶外攝像機補助，與商家室內設備無息貸款計劃。

日期：2013年11月6日

時間：下午2點

地點：醉仙樓

座位有限，請與商務局商務經理 Samuel Chueh 聯繫預約座位

電話：215-683-2014

電郵：Samuel.Chueh@phila.gov



Date of Workshop: 11/6/2013
十一月六日
Time: 2:00pm to 4:00pm
下午2點至4點

Location: Joy Tsin Lau
醉仙樓
1026 Race St.,
Philadelphia, PA, 19107

Limited seating available. Please contact Samuel Chueh at 215-683-2014 or Samuel.chueh@phila.gov to RSVP or make additional inquiries.

座位有限，請與商務局商務經理關光賢聯繫預約座位
電話：215-683-2014
電郵：Samuel.Chueh@phila.gov

費城市政府商務局商家補助項目講座 (講座將以中英雙語進行)

The Department of Commerce will host a bilingual (English and Mandarin) workshop on its financial incentive programs for small businesses.

Programs presented by the Commerce includes:

商務局所提供的商家補助項目包括：

InStore: a forgivable loan program that provides up to \$50K for interior renovations and does not need to be repaid if the business meets the program guidelines for 5 years.

商家室內設備無息貸款：商家最多可申請五萬美元無息貸款，若商家持續經營且使用補助設備五年以上，可免償還貸款。

Storefront Improvement Program: up to \$12K reimbursement for renovations made to your storefront.

門面整修補助：每商家至多可獲得一萬兩千美元補助。

SafeCam: up to \$3K reimbursement for the installation of exterior security cameras.

戶外攝像機補助：每商家至多可獲得三千美元補助。

您的商業遇到法律糾紛？費城華埠發展會專為華埠社區設立免費法律諮詢。Jowl Berman 是我們的義務律師，對移民的權利和中國文化知識廣博。他能講流利的普通話，對與華埠商家合作很有經驗，範圍從商業租賃到合同的問題。Berman 亦幫助解決業主與租客的問題。該諮詢服務於週一下午 2:00 至下午 4:00 提供，每月兩次。這一服務是由費城華埠發展會與費城 VIP LawWorks 贊助的。

本會的使命是保存，保護和促進華埠社區商業與住宅。LawWorks 是費城 VIP 事務所的一項法律援助項目。旨在促進費城的經濟發展，確保房主、非營利組織和小企業業主的法律需求得到滿足，並對客戶和社區進行教導而避免法律糾紛。

LawWorks 支持本地的非牟利機構，提供無償服務。如有興趣，請致電費城華埠發展會 [215-922-2156](tel:215-922-2156) 預約。



免費法律諮詢



如果你還沒有拿到一張華埠推廣明信片，請勿錯過這機會。你可以在12/31/13到期之前於本會或任何一家參與商索取。以下是參加的商戶：

- China Art Company
- Happy Noodle Bar
- iGreen Frozen Yogurt & Kitchen
- Jade Harbor
- K-Town BBQ
- M Kee Restaurant
- New Harmony Vegetarian
- New Xiao Guan Garden
- Ocean Harbor Restaurant
- Red King II
- Rising Tide
- Sang Kee Peking Duck House
- Shiao Lan Kung
- Terakawa Ramen
- Tango
- Tea Do
- Yakitori Boy



PCDC was formed in 1966 to preserve, protect and promote Chinatown as a viable ethnic, business and residential community.

301-305 N. 9th St.
www.chinatown-pcdc.org

Philadelphia, PA 19107

p: 215-922-2156

f: 215-922-7232

@phillychinatown

@PCDC_events

10月2013

費城華埠發展會資訊

在 10 月 6 日和 7 日，費城華埠發展會舉行了年度董事會選舉。所有 4 位董事會成員再次當選連任。PCDC 董事會是由工作或居住在社區的成員組成。同樣，工作或居住在本社區中的人士可以投票。PCDC 董事會成員任期為三年，並負責監督本會的運作，履行本會宗旨：保存華埠風貌，保護居民與商家權益，促進華埠發展。2013 到 2014 年的董事會成員如下：

2013-2014 董事會成員：

唐神父	楊美靈	葉惠民	胡惠霞
金聖根	梁建安	麥錫財	伍兆麟
梅潔玲	梅慶林	伍國相	王怡康

區劃和規劃

分區事項

以下是唐人街地區的分區事項。歡迎任何一個感興趣的人士參加聽證會。所有 ZBA 聽證會將在 Parkway Building 亞區街 1515 號 18 樓舉行。

地址：1227 禮士街.

申訴號碼：21288

聽證會日期：2013 年 10 月 16 日，星期三，下午四時

申訴類型：使用變動

允許一個非照明的平面標誌（遮蓬前），兩個非照明的突出標誌（遮蓬兩邊）和一個建築識別標誌；全部標誌用於輔助識別可容納訪客數量。

規劃委員會：不反對

地址：1019 亞區街

申訴號碼：21417

聽證會日期：2013 年 11 月 12 日，星期二，上午九時三十分。

申訴類型：分區和使用變動

允許拆除現有結構（現有的地基和地下室除外）和建造一棟帶天台的八層建築（最高 86 英尺），地下室到二樓作商業及辦公室用途，三樓到八樓作十六個住宅單位用途。申請者因超過允許樓面面積比（FAR）（提議 742%，超過允許值 500%）和停車位供應不足（提議 0 個，要求 5 個）而被拒絕。

規劃委員會：反對

地址：1013 亞區街

申訴號碼：21495

聽證會日期：2013 年 11 月 19 日，星期二，上午九時三十分。

申訴類型：分區變動

申訴允許建造一座帶上落車車道的附加建築（最高 130 英尺）。一樓作餐館用途，其他地下室到 15 樓作旅館用途。

規劃委員會：反對

地址：1100 亞區街

申訴號碼：21448

聽證會日期：2013 年 11 月 26 日，星期二，上午九時三十分。

申訴類型：分區變動

允許在現有酒店的正面和側面搭建帶有標牌的簷篷（每個高 16.69' x 寬 87.98'）。

規劃委員會：待定

下一個規劃委員會會議：

日期：11 月 12 日，下午 6 點

費城華埠發展會規劃委員會會議回顧分區事項。如果你感興趣的事項歡迎前來參加。規劃委員會會議將在費城華埠發展會舉行（301 北 9 街）。歡迎致電曾小姐（215）922-2156 安排下一個議程。

會議議程（暫定）：

1. Reading Viaduct 閱覽高架橋：一期計劃
2. 分區事項一第十二街 399 號：提議列舉地點的翻新，保留一樓 Trestle Inn，三樓增加辦公室和住宅單位，二樓餐館和四樓天台。
3. 珍珠街改造計劃
4. 項目更新
 人行道自動售賣機計劃
5. 舊業務
6. 新業務

未來的規劃委員會會議日期：

11/12/13 at 6:00 p.m.

12/10/13 at 6:00 p.m.

1/14/14 at 6 p.m.

2/11/14 at 6:00 p.m.