



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

MAY 2015

Ping An House, 810 Arch Street Fact Sheet

- Include 94 affordable efficiency units for 1 or 2 persons, ground floor retail, 10,000 SF of community space
- Unique partnership between two prominent CDCs- PCDC and Project HOME
- Includes sustainable living- LEED Silver certified with Energy Star appliances, energy efficient lighting and water fixtures, and recycled materials
- Supports housing needs and social service needs, with the incorporation of supportive service providers to qualified persons, flexible programming space, and language competency
- Promotes healthy living: includes exercise rooms, outdoor terraces, accessible garden space, bicycle parking; non-smoking building



A rendering of Ping An House located at 810 Arch Street

- Promotes learning and education: includes support services suites, library, computer room, and will incorporate cultural, language, educational, and career-oriented programming through Project HOME and PCDC

Rent Estimated

Apartment A \$690/month

Apartment B \$799/month

Basic requirements by government and landlord:

Proof of income to pay rent?

(credit history (loans, credit cards...))

Can you provide Social Security Card?

Must submit to a criminal background check?

Can you provide photo ID?

Can you provide birth certificate?

PCDC will be conducting an information session on June 1st and application workshops in the summer. If you are interested in learning about the housing, please join us for our first information session on June 1st, 6 pm at Teresa Hu Center.

DATE: 06/01/2015 TIME: 6:00PM LOCATION: Teresa Hu Center (915 Vine St)

NAME: _____

ADDRESS: _____

ANNUAL HOUSEHOLD INCOME: \$ _____

OF HOUSEHOLD MEMBERS: _____

I AM INTERESTED IN ATTENDING THE INFORMATION CENTER: YES or NO

Please return this form to PCDC office at 301-305 North 9th Street, Philadelphia, PA 19107 or call us at 215-922-2156.



Energy Efficiency Tips

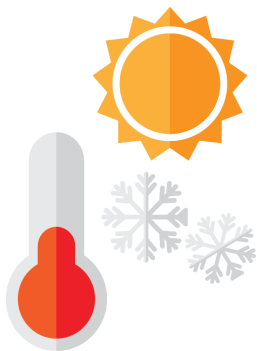


PECO has programs to help you the homeowner or renter to reduce your energy costs. Here are some programs that PECO offers. Remember, PCDC Expo, PECO will be there to provide free information and free items.

There are many simple steps you can take to use less energy and save money.

PECO Energy Efficiency Tips

- Adjust your thermostat. In the summer, if you have central air conditioning, adjust to 78 degrees when you are home and 85 degrees when you are away or



sleeping. In the winter, adjust to 65 degrees when you are home and 58 degrees when you are away or sleeping. And, you can get the most out of adjusting the temperature of your thermostat by making sure your heating and cooling system is as efficient as possible. If it is older than 10 years it might be time to upgrade

to new high efficiency equipment, and PECO Smart Home Rebates can help you offset the cost.

- Use warm or cold water settings for washing your clothes. Use cold water to rinse clothes. Washing and rinsing your clothes in cold water can save up to \$40 a year. And, make sure your washing machine is ENERGY STAR qualified. An ENERGY STAR qualified washing machine uses less water and energy. You can offset the cost of a new high efficiency washing machine with PECO Smart Home Rebates.



- Replace filters on your air conditioner and furnace in accordance with manufacturer's recommendations to help ensure your systems are operating at optimal efficiency.

- Replace standard (incandescent) bulbs with ENERGY STAR® qualified compact fluorescent lamp (CFL)



bulbs. Save now with PECO Smart Lighting Discounts. PECO has cut the price on ENERGY STAR qualified CFLs at more than 700 participating retailers. Find retailers by going to www.peco.com/SmartIdeas and clicking on PECO Smart Lighting.

- During the summer close blinds, shades and drapes, to block the heat of the sun. In the winter, open blinds, shades and drapes to let in the sun's warmth.

- Turn off appliances, lights, computers, printers, equipment, electronic devices, and chargers when they aren't in use.



smart  ideas®
for your home

PECO Smart Ideas® for your home

PECO offers the following residential programs to help you save energy and money.

- PECO Smart Home E-Audit
- PECO Smart Lighting Discounts
- PECO Smart Home Rebates
- PECO Smart Appliance Recycling
- PECO Smart A/C Saver
- PECO Low-Income Energy-Efficiency

Learn more about
PECO Smart Ideas
at
www.peco.com/SmartIdeas

or call
1-888-5-PECO-SAVE
(1-888-573-2672).

NEW KIDS ON THE BLOCK!

The next time you are in Chinatown, make sure to stop by these recently opened businesses. From karaoke, to dim sum to Korean barbecue, there's something for everyone!



KTOP
9th and Race Street
*Karaoke and Asian
Fusion Restaurant*



Miss Sweet
115 N. 9th Street
*Bubble Tea and
Sweets*



Nom Wah Tea Parlor
218 N. 13th Street
Dim Sum



Nine Ting
926 Race Street
Korean Barbecue

New Meter Installation



We are advising our local businesses, on behalf of PECO, because PECO identified that many of you have not responded to letters to schedule their new meter installation. The company is in the process of completing the installation of their new meters, which is required by law under Pennsylvania's ACT 129.

PECO may need to shut off your service if they cannot access your site to install this new meter. We appreciate that as a business owner you are very busy, but we encourage you to call PECO as soon as possible to arrange for the meter to be installed.

To schedule your meter replacement, just call [215-841-5950](tel:215-841-5950) and PECO will work with you to schedule a convenient time to install the new meter.



Doing it right:
**Making
it easy
to get fit.**

We offer:

- Gym memberships
- Weight Watchers®
- And much more!

That's a value of up to \$1,100 a year and it's one more way we're **doing it right.**

1-888-HPP-9800

HealthPartnersPlans.com



HealthPartners Plans



Homeowners, Save on Real Estate Taxes

Did you apply for the Homestead Exemption?

It will save you approximately \$400. It is free and easy to apply.

What is the Homestead Exemption?

The Homestead Exemption offers Real Estate Tax savings to all Philadelphia homeowners by reducing the taxable portion of their property assessment by \$30,000.

Who is eligible?

You must simply own the property and live in it as your primary residence. There are no other requirements.

Note: Effective Tax Year 2015, properties with 10-year residential abatements are no longer eligible to receive the Homestead Exemption.

Once you are approved, the Homestead Exemption will remain on your property each year, unless you sell the property or the deed to your property changes.

Remember: If the deed to your property changes--for any reason--the Homestead is automatically removed from your property and you **MUST** reapply.

Was your Homestead application denied?

If you applied for the Homestead Exemption and your application was not approved, you may still be eligible.

Changes to Your Property?

If you need to remove your Homestead Exemption because your property no longer qualifies, you must notify the Office of Property Assessment (OPA) within 45 days of the change.

Or if you need to change the percentage of your property used for something other than your primary residence, such as a business or rental property, you must also notify the OPA.

Co-op Properties?

For cooperative (co-op) properties (when people own and operate the building where they live, but do not own individual units—forming a cooperative corporation), in addition to submitting a single Homestead Exemption application (one per OPA account number), a Homestead Exemption Co-op form must also be submitted. This form must be signed by an owner-occupant from each eligible unit. Contact the OPA at 215-686-9200 to request this form. The deadline to apply for Homestead Exemption in 2015 is Sept 13, 2015.

Additional Questions?

Call the Homestead Hotline at (215) 686-9200 for more information.

For more inquiries or filing the application, please contact Ping Lee at 215-922-2156 or by plee@chinatown-pcdc.org

Tax Relief for Longtime Homeowners

Longtime Owner Occupants Program (LOOP) is a program to cap property taxes for long-time, low-income homeowners whose property values have increased by more than 300% as a result of the Actual Value Initiative.

If your property was eligible for LOOP starting in 2004, your application must be received by **June 30th 2015**.

Pennsylvania 1000 Tax Rebate Program

The PA 1000 Tax Rebate program benefits eligible Pennsylvanians age 65 and older, widows and widowers age 50 and older, and persons with disabilities age 18 and older. The income limit is \$35,000 a year for homeowners and \$15,000 annually for renters, with half of Social Security income excluded.

The maximum standard rebate is \$650, but supplemental rebates for qualifying homeowners can boost rebates to \$975. It costs nothing to apply for a rebate. Application forms and assistance are available at no cost from Department of Revenue district offices, local Area Agencies on Aging, senior centers and state legislators' offices.

Applications are also available online at www.revenue.state.pa.us or by calling 1-888-222-9190.

Older adults must reapply for rebates every year because rebates are based on annual income and property taxes or rent paid each year.

The deadline to apply for a rebate on property taxes or rent paid in 2015 is **June 30, 2015**.

The department wants all eligible Pennsylvanians to apply for and receive rebates through this program, but it cautions that fraudulent or falsified rebate claims will result in denial of rebate.

The Property Tax/Rent Rebate Program is supported by the Pennsylvania Lottery and revenue from slots gaming. Since the program's 1971 inception, older adults and adults with disabilities have received \$5.4 billion in property tax and rent rebates.

For more information, visit www.revenue.state.pa.us.

Zoning and Planning

Zoning Matters

Below are the zoning matters 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: 1137 Spring Garden St

Appeal #: 24105

Scheduled Time: Tuesday, May 19, 9:30 AM

Appeal Type: Special Exception

Permit #: 565026

SPECIAL EXCEPTION FOR THE PREPARATION AND SERVING OF HOT FOOD FOR TAKE OUT (TAKE OUT RESTAURANT) AS PART OF AN EXISTING RETAIL GROCERY STORE ON 1ST FLOOR WITH EXISTING TWO (2) FAMILY DWELLING ABOVE IN AN EXISTING STRUCTURE .

Planning Committee Decision: Non-opposition

Decision History: Continued from January 19, 2015 and March 17, 2015

Upcoming Planning Committee Meetings:

June 9th 6:00 PM, July 14th 6:00 PM, and August 11th 6 PM

Address: 814-30 Spring Garden Street

Appeal #: 24701

Scheduled Time: Tuesday, June 2, 9:30 AM

Appeal Type: Use variance

Permit #: 570463

PERMIT FOR THE ONE (1) STORY ADDITION ON THE SIDE OF EXISTING ONE (1) STORY STRUCTURE; FOR THE ERECTION OF A FOUR (4) STORY ADDITION ON THE TOP OF AN EXISTING ONE (1) STORY STRUCTURE; FOR THE CREATION OF SIX (6) VACANT COMMERCIAL SPACES ON FIRST FLOOR, MULTI-FAMILY HOUSEHOLD LIVING (140 DWELLING UNITS) FROM 2ND FLOOR THRU 5TH FLOOR WITH ONE HUNDRES AND TWENTY-SEVEN (127) OFF-STREET PARKING SPACES INCLUDING WITH FIVE (5) H/C SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

Planning Committee Decision: Non-opposition with provisos

Decision History: Continued from April 21, 2015

Community News

Asian American Heritage Month Celebration

On May 9th, Philadelphia Chinatown Development Corporation participated at The Asian American Heritage Celebration at 6th & Race Streets. PCDC presented information and educated people on problem gambling. In order to attract people and helped them to better understand problem gambling, participants were given gifts for participating in trivia. The visitors picked up a question slip randomly, unfolded it, and answered the question inside the stick. Do you know that among the 59 participants, 25% of them had the right answers right and 75% of them had the wrong answers. Most of the participants belonged to the age group of 18-30. 90% of participants were Asians and 32% of the participants spoke Chinese. People who got it right could receive a bag of chips and a calendar. Although most of visitors got answers wrong, we still gave each of them a bag of chips for participating and at the same time we introduced problem gambling and PCDC to them.



亞裔文化傳統月慶典

5月9日，費城華埠發展會在禮士街舉行的亞洲美國傳統節日舉辦了關於問題賭博的活動以達到教育的目的。PCDC的職員和志願者參與了這次的活動。我們向感興趣的遊客發放了有關問題賭博的資料和手冊，並向他們講解賭博的危害。我們也向聽說過PCDC同時想了解關於PCDC更多信息的遊客介紹了有關平安樓的項目和其他PCDC的項目。為了吸引更多遊客了解問題賭博和PCDC，我們和遊客一起玩有關問題賭博小遊戲，並且為參與遊戲的遊客準備了小獎品。遊客從一個裝滿紙條的杯子里抽取一跟紙條，打開紙條，然後回答紙條裡的有關問題賭博趣聞的問題。你知道嗎？根據調查，在59位參與遊戲的遊客中，25%的遊客答對了題，75%的遊客答錯了題。大多數參與者介於18歲和30歲之間。90%的參與者為亞裔。但是只有32%的亞裔講中文。答對了的遊客得到了一包薯條和一個日曆本。儘管大部分遊客都答錯了題，我們仍向每一位遊客提供了一包薯條以表示對他們參與的感謝。在他們玩遊戲的同時，我們向他們介紹了問題賭博和PCDC。





業主們，物業稅也可以節省

你申請了宅基豁免嗎？

它將會為了省下將近\$400美元。它是免費的而且申請步驟很簡單。

什麼是宅基豁免？

宅基豁免計劃是全部費城房主幫全部費城屋主降低其物業評估數額為\$30,000 來減低地產稅數目。

誰附合資格？

您只需要居住在申請的物業。

請注：由 2015 年生效，如任何物業已收到批准 10 年減地稅的計劃就沒有資格申請領取宅基地豁免。一旦獲得批准宅基地豁免，這計劃每年會留在你的物業，除非你想出售這物業或在屋契上作任何變化。

請記住：如果你在屋契上作任何變化 - 宅基地豁免會自動取消，你必須重新申請。

如您的宅基地豁免申請表格已被拒絕？

如果你申請的宅基地豁免表格未獲批准，你可能仍然有資格申請。

你的物業有任何變化？

如果你的物業不再符合規格你想取消宅基地豁免，必須在變化 45 天內通知資產評估辦公室（OPA）。

或者，如果你改變你的使用居住面躉比例，其他財產的比例，如其他面躉是商業或出租，必須通知 OPA。

合作社物業？

對於合作（合作社）性（當任何人擁有部份居住的大樓，但沒有擁有自己的獨立單元，這個情形是合作公司），除提交一個宅基地豁免申請表格（每 OPA 賬號一個），一個宅基地豁免合作社形式的表格必須一起附止。這表格必須由每個有資格的單位業主乘員簽署。索取這份表格可致電 OPA 215-686-9200。本年申請表格截止日期為 2015 年 9 月 13 日。

如有其他問題？

如有其他問題請，請致電宅基地豁免熱線（215）686-9200。

欲想了解更多資料或需要填申請表格幫助，請致電215-922-2156 李萍好或電郵plee@chinatown-pcdc.org

減少長期業主的物業稅

LOOP是一個為長期、低收入、物業價值增長超過300%的業主們覆蓋物業稅的項目。

如果你的物業在2004年開始是符合資格申請LOOP的，那麼你的申請就必須在**2015年6月30日**之前遞交。

PA1000 物業稅/租金回扣計劃

PA 1000 物業稅/租金回扣計劃惠及符合條件 65 歲以上住在賓夕法尼亞州的人仕，18 歲以上的殘疾人仕，50 歲以上寡婦和鰥夫都可以申請。入息限額為每年 35,000 元的房主，每年 15,000 元租房子住，有一半不包括社會保障收入。

最高回扣額是 650 美元，但補充退稅資格的房主可以領到 975 美元退稅額。

申請退稅是免費。申請表格和協助可在稅收總署各區辦事處，當地老齡區管理機構和老人中心及州議員辦公室免費索取和查詢。

申請表格可在網上領取，網址是www.revenue.state.pa.us或致電1-888-222-9190。

年者必須每年重新申請退稅，因為折扣是根據每年收入和物業地稅或租金收入。

本年申請表格截止日期為 **2015 年 6 月 30 日**。

該部門希望所有符合條件的賓夕法尼亞州人申請這個計劃得到回扣，但它警告任何欺詐或偽造退稅資料將導致拒絕回扣。

物業稅/租金回扣計劃是由賓夕法尼亞州彩票和老虎機遊戲收入的支持。該方案在1971年成立以來，年長者和成年傷殘人仕收到了\$54億物業稅和租金回扣。

請在到網址 www.revenue.state.pa.us 查詢更多資料。

區劃和規劃

分區事項

以下是華府的分區事項。歡迎任何感興趣的認識前來參加聽證會。所有分區協調董事會（ZBA）的聽證會將在亞區街 1515 號，One Parkway 大樓的第 18 樓舉行。

地址：Spring Garden 街 1137 號

申訴號碼：24105

聽證會日期：周二，5 月 19 日，上午 9 點半

申訴類型：特別例外許可

許可證號：565026

給予“HOT FOOD FOR TAKE OUT”（外賣式餐廳）特別例外許可，在已有兩家（2）居民居住其樓上的住房（現有）中的情況下，以現有零售雜貨店的形式進行開業準備及經營活動。

規劃委員會裁決：不反對

裁決歷建築史：由 2015 年 1 月 19 日和 2015 年 3 月 17 日開始

地址：Spring Garden 街 814-30 號

申訴號碼：24701

聽證會日期：週二，6 月 2 日，上午 9 點半

申訴類型：使用變動

許可證號：570463

准許在原有的一層（1）建築旁擴建一層（1）建築；在原有的一層（1）建築的基礎上增加四層（4）；第一樓有六個（6）空的商舖空間，第二樓至五樓有多個家庭居住的空間，和一百二十七個（127）街邊泊車位置，其中包括五個（5）殘疾人泊車位。申請中包括尺寸和位置。

規劃委員會裁決：不反對，跟隨限制性條款

裁決歷建築史：由 2015 年 4 月 21 日開始

未來規劃委員會會議：

6月9日,下午六時, 7月14日, 下午六時, 8月11日, 下午六時,

Energy Efficiency Tips

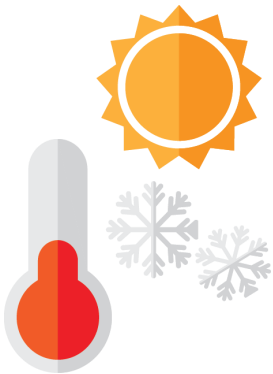
PECO 的項目可以幫助房主和房東減少能源消耗。這是一些 PECO 提供的項目。記得，在 PCDC 世博會上，PECO 將會出席並提供免費的信息和物品。

以下幾個簡單的步驟可以為您節約能源和金錢。



PECO 節約能源小貼士

- 設定好溫度控制器。如果您裝有中央空調，夏天在家的時候把溫度調整到 78 度，離開或者睡覺的時候把它調整到 85 度。冬天在家的時候調整到 65 度，離開或者睡覺的時候調整到 58 度。這樣，您可以得到最大效用的調節溫度，同時確保您的暖器和空調是最高效的。使用期超過 10 年的設備，您需要考慮更換更高效能的設備了。PECO 能源公司 “智慧家庭折扣方案” (Smart Home Rebate) 可以幫助您節省開支。



- 設定冷暖水洗滌衣服。用冷水清洗衣服可為您每年節省 40 美元。同時請使用符合能源之星標準的洗衣機，因為這些洗衣機可以節省更多的水和電費。您可以通過 PECO 能源公司的“智慧家庭折扣方案” (Smart Home Rebate) 來補貼您買一個高效能洗衣機的費用。

- 根據廠商的建議更換空調和鍋爐的過濾器，確保您的系統是在最佳效率狀態下工作。



- 用帶有能源之星 (ENERGY STAR®) 標籤的新型螢光燈管 (節能燈) 取代標準 (白熾燈) 燈泡。PECO 能源公司的 “智慧照明折扣計劃” (Smart Lighting Discounts) 可以即時幫您節省金錢。PECO 已經調低 700 多個供應商的符合能源之星標準的節能燈價格。您可以登陸 www.peco.com/SmartIdeas，然後點擊 PECO Smart Lighting 查找這些供應商。

- 夏天的時候，拉上窗簾、百葉窗，阻隔太陽的熱量。冬天，打開窗簾、百葉窗，帶入陽光的溫暖。

- 當器材、電燈、電腦、打印機、設備、電子設備和充電器不工作時，記得關閉電源。



smart ideas®
for your home

PECO 家庭智慧節能方案

PECO 能源公司提供一系列的家居惠利方案，幫您節省能源和金錢。

- PECO 智慧家庭電子賬單計劃
- PECO 智慧照明折扣計劃
- PECO 家庭折扣方案
- PECO 智慧電器回收計劃
- PECO 智慧空調節能計劃
- PECO 低收入家庭能量效率方案

關於智慧節能方案
請瀏覽

www.peco.com/SmartIdeas

或者撥打

1-888-5-PECO-SAVE
(1-888-573-2672)

街區新夥伴！

在你下次來華埠的時候，記得光臨一下這些新開的商舖。從卡拉OK、點心、到韓國燒烤，每個人都可以找到自己想要的！



KTOP
9街和禮士街
卡拉OK和亞洲料理



甜小姐
北9街115號
珍珠奶茶和甜品



Nom Wah Tea Parlor
北13街218號
點心



Nine Ting
禮士街926號
韓國燒烤 Korean Barbecue

新電錶安裝



我們代表 PECO 建議我們的當地企業，主要原因是因為 PECO 發現很多企業對於新電錶的安裝沒有回應。PECO 在賓州 ACT129 法律的要求下，正在全面地進行新電錶的安裝。

如果 PECO 無法訪問你的店面或住所來安裝新電錶，他們可能需要切斷你的服務。我們理解作為一位業主，你是非常繁忙的，但我們鼓勵你盡快撥打 PECO 的電話來預約安裝新電錶的時間。

想要預約安裝新電錶，只需撥打 **215-841-5950**，PECO 將與你一起安排一個方便的時間來安裝。



采用正确方法：
使健身变得轻松。

我们提供：

- 健身会员服务
- 减肥中心 (Weight Watchers®) 服务
- 及其他服务！

价值高达每年 1,100 美元，这是我们采用正确方法的另一个方式。



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

f @phillychinatown

t @PCDC_events

五月2015

平安樓, 810 亞區街

- 包括 94 個可供 1-2 人居住的可負擔得起的實用單位、首層零售空間、10,000 平方英尺社區公用空間
- 兩個著名的社區開發公司——費城華埠發展會 (PCDC) 和 Project HOME
- 包括有綠色環保生活設施——LEED 銀色認證的能源之星電器、節能燈和水裝置系統、和循環再生材料。
- 與維修服務公司合作，滿足住房和社區服務需求，提供優質的個人服務、靈活的项目空間和語言能力
- 促進健康生活：包括有健身房、室外露臺、花園、自行車停放空間等設施；禁煙建築
- 促進學習和教育：包括支持性服務套間、圖書館、電腦房、Project HOME 和 PCDC 舉辦的一系列的的文化、語言、教育和相關職業項目



預期租金

公寓 A \$690/月 公寓 B \$799/月

根據政府和業主的基本要求：

提供足夠的收入支付租金

提供信用記錄 (貸款，信用卡等等)

你可以提供工卡

必須提供一份犯罪背景調查表

你可以提供帶照片的身份證明

你可以提供出生證明

PCDC將會在6月和7月舉行兩個資訊會議，並在9月舉行申請講座。主要目的是討論申請合格的要求和講解申請的流程。如果你有興趣申請和獲取更多信息，請在6月1日參加我們的第一個資訊會議，地點在華人天主教堂暨培德學校。

日期: 06/01/2015 時間: 6:00PM 地點: 胡王惠瓊活動中心(915 萬安街)

姓名: _____

地址: _____

家庭年收入 \$: _____

家庭成員: _____

我有興趣參加：資訊會議I : 是/否

請將此表格送回華埠發展會辦公室。215-922-2156。北9街301號