



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

## February 2015

### 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: 1225 Vine St.

Appeal #: 24415

Scheduled Time: Tuesday, March 3rd, 2:00 PM

Appeal Type: Zoning Variance, Use Variance

Permit #: 579678

Permit for a proposed addition to an existing seven (7) story attached structure and Register the use as a visitor accommodations (Hotel) for one hundred-twenty (120) rooms, size and location to be as shown in the application.

*Planning Committee Decision: Pending*

Address: 1137 Spring Garden St

Appeal #: 24105

Scheduled Time: Tuesday, March 17, 10:30 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*

**Next Planning Committee meeting:**

Date: Tuesday, March 10, 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 of interest to you. Planning Committee meetings are held at PCDC at 301 N. 9th St.

Tentative Meeting Agenda:

1. Zoning Matters
  - a. TBD
2. Old Business
3. New Business

#### Upcoming Planning Committee Meetings:

April 14, 6:00 PM

May 12, 6:00 PM

June 9, 6:00 PM

July 14, 6:00 PM

#### Remapping Update: Changing the Future of Chinatown

On Thursday, January 29<sup>th</sup>, over 25 people gathered in Holy Redeemer's Teresa Hu Center at 10<sup>th</sup> and Vine Street to talk about the future. Hunkered over large scale maps of the neighborhood broken into parcels, aided by long pages of indecipherable zoning codes and uses, they shot rapid-fire questions and suggestions for the Philadelphia city planners present. What kind of uses did IRMX (Industrial Mixed Use) allow? Would RMX-4 allow for commercial uses? Could we build high-rises on Vine Street?

This meeting, hosted by PCDC and the Callowhill Neighbors Association, was the third in a series discussing a proposed new map for zoning uses in the Chinatown North/Callowhill neighborhood between 9<sup>th</sup>, Broad, Vine and Spring Garden Streets. Zoning determines the uses and physical presence of future developments and has an important impact on the way a neighborhood grows. The proposed zoning map for Chinatown North/Callowhill will introduce commercial, residential and mixed-use zoning districts north of Vine Street, enabling this area to continue the current trend of non-industrial growth and meet the growing demand for housing from Chinatown's core. Remapping provides opportunities for the Chinatown North/Callowhill community to expand. Matching the zoning to the land use in such a way is a tool that can be used to maintain a character of a block or neighborhood, such as Chinatown, as an ideal community to live, work and play.

What's next? Planners from the city will compile the feedback and we will continue the conversation. Keep looking in this newsletter for updates. For more information, to see the maps, or to provide feedback, contact Sarah Yeung at syeung@chinatown-pcdc.org or call PCDC's office.

## NEW KIDS ON THE BLOCK!

The next time you are in Chinatown, make sure to stop by these recently opened businesses. From crispy Korean fried chicken to spicy Chinese hot pot, there's something for everyone!



**Hippot Shabu Shabu**  
1002 Arch St.  
*Chinese hot pot*



**Heng Fa Food Market**  
Corner of 10th & Cherry St.  
*Chinese supermarket*



**Pho 20**  
234 N.  
10th St.  
*Vietnamese cuisine*



**Bonchon**  
1020 Cherry St.  
*Korean fried chicken*



**Simply Shabu**  
1023 Cherry St.  
*Chinese hot pot*

## 2015 Chinatown Calendar & Chinatown Brochure



Our brand new Chinatown calendar and brochure will help guide tourists visiting the area. It highlights Chinatown's local restaurants and stores, and provides a brief history of our neighborhood. It will be on display at various information center including the Welcoming Center, Independence Visitor Center, and local hotels.





## Programs and Services

### Apply for PA-1000 Property Tax and Rent Rebate Program

What is it? The City of Philadelphia will grant property tax and rent rebates for those who qualify. The maximum standard rebate is \$650, but supplemental rebates for qualifying homeowners can boost rebates to \$975.

Who qualifies: The Property Tax/Rent Rebate program benefits eligible Pennsylvanians age 65 and older as of December 31, 2014; widows and widowers age 50 and older; and people with disabilities age 18 and older. The income limit is \$35,000 for homeowners and \$15,000 annually for renters. The deadline is June 30, 2015. Please call Philadelphia Chinatown Development Corp. (PCDC) at (215) 922-6156 for assistance. Forms are available at PCDC.

To find out which programs you qualify for and how to apply, or to get more information on our **Assistance Programs for Property Tax Workshop** on **March 4<sup>th</sup>** at 11 am at the On Lok House, 219 North 10<sup>th</sup> Street, please call Wendy at 215-922-2156.



#### Assistance Programs for Property Tax

**WHEN:** Wednesday, March 4, 2015 at 11 AM

**WHERE:** On Lok Social Service Center  
219 North 10th Street

#### Topics:

- ◆ **Real Estate Tax Relief Homestead Exemption** - To all Philadelphia homeowners by reducing the taxable portion of their property assessment by \$30,000, which save about \$400 per year on property tax. Apply deadline: September 15, 2015.
- ◆ **Property Tax/Rent Rebate Program** - Eligible Pennsylvanians age 65 and older; widows and widowers age 50 and older; and people with disabilities age 18 and older. The income limit is \$35,000 a year for homeowners and \$15,000 annually for renters. The maximum standard rebate is \$650, but supplemental rebates for qualifying homeowners can boost rebates to \$975.
- ◆ **Senior Citizen Low Income Special Real Estate Tax Provisions** - For low-income senior citizens applying for a real estate tax rate freeze.
- ◆ **Real Estate Tax Installment Plan** - Qualified low-income taxpayers and low-income senior citizens who are the owner of record and reside in the property can apply to pay their current year real estate tax in monthly installments throughout the year for which the tax is due. Filing deadline 3/31/15.

Find out which programs you qualify for and how to apply

Please call Wendy at 215-922-2156 to make your reservation.



費城華埠發展會

PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

### Don't Leave Money on the Table When Buying a Housing

Why attend a First Time Homebuyer Education Class?

Not only is attending a First Time Homebuyer Education Class necessary before applying for a down payment and closing cost assistance program, but it will give you all of the knowledge you need in every aspect of the home buying process as well. We will discuss financial matters, like the importance of good credit, and how to save and budget properly. We'll guide you through the home shopping process, as well as finding the right mortgage. We'll also teach you what to look out for when buying a home, like predatory lending. Overall, this program will help you understand the responsibilities and processes of becoming a first time homeowner—key knowledge for taking this big step.

#### Homebuyer Education Classes



**WHEN:** Thursday, March 12, 2015 at 3:00 to 7:00 PM

**WHERE:** Philadelphia Chinatown Development Corp.  
301 North 9th Street, Philadelphia, PA 19107

#### Why do I need to take the First Time Homebuyer Education Class?

When you apply for down payment and closing cost assistance program, you are required to complete a first time homebuyer education class and obtain a certificate.

The homebuyer education workshop has been developed to assist you in reaching one of life's most rewarding milestones: purchasing a home. The workshops cover key topics for Budgeting, Credit, Saving, Benefits and responsibilities of being a homeowner & Predatory Lending.

#### FREE Workshop!

##### Session 1

- Steps to Homeownership
- Important of Good Credit

##### Session 2

- Homeowner Benefits & Responsibilities
- Pay Yourself First
- Predatory Lending

欲知詳情,請聯繫李小姐 (For more information, please call Wendy Lee): 215-



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PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

301-305 N. 9th St.  
Philadelphia, PA 19107  
215-922-2156

### Homestead Exemption for Tax Year 2016

Looking for tax relief? Apply for Homestead Exemption for Tax Year 2016!

The Homestead Exemption offers Real Estate Tax savings to all Philadelphia homeowners by reducing the taxable portion of their property assessment by \$30,000, which saves about \$400 per year on property tax. To be eligible, you must own the property and live in it as your primary residence. There are no other requirements.

Once you are approved, you will get the Exemption every year, unless you move or the deed to your property changes.

Homestead Exemption applications are now being accepted for Tax Year 2016 and are due by September 13, 2015. To apply:

1) Go to <http://www.phila.gov/opa/abatements/exemptions/pages/homestead.aspx> and print out application and mail (Chinese version available).

2) Call PCDC 215-922-2156 to make appointment

If you have any questions, please contact PCDC Wendy Lee at 215-922-2156.





P r e s e n t s :

## Free Tax Help

We kicked off the VITA season on Valentine's Day, February 14<sup>th</sup> weekend. VITA is the Volunteer Income Tax Assistance program, and it offers free tax preparation services to qualified families earning less than \$53,000 per year.

The American Association of Ethnic Chinese (AAEC) and Philadelphia Chinatown Development Corporation (PCDC) are partnering for the first time to offer VITA. Tax preparation services are provided by IRS certified volunteers, who were trained by AAEC instructors. AAEC used IRS materials to train 30 volunteers over a period of three weekends. The training is very rigorous and includes knowledge of the Affordable Care Act. Families can expect high quality preparation. In addition, AAEC has four "Quality Reviewers" who review the returns after they are complete. The volunteers represent many different occupations; however, they are all English speakers with the ability to speak at least one dialect of Chinese. The first day of VITA, Mandarin, English, Cantonese, Taishan, and Fuzhounese conversations could be heard throughout the facility.

# VITA

## Volunteer Income Tax Assistance



VITA service day hosted by PCDC & AAEC

February 14, 15, 21, 22, 28

March 1, 7, 8

Location: PCDC office 301 N 9th Street

No appointments needed



## Beep! Beep! Parking Info!

Not sure where to park when you are in Chinatown? Check out our parking map featuring parking garages **P** throughout the neighborhood.

Validated parking **P** is available at the Autopark at the Gallery Mall, 42 North 10th Street (10th & Filbert Street) for as little as \$1 for up to an hour and \$4 for up to two hours. For more information please visit our website [www.chinatown-pcdc.org](http://www.chinatown-pcdc.org)



## Chinatown Spring Cleanup

The 9th Annual Philly Spring Cleanup is approaching! Once again, PCDC will be organizing a Chinatown project this year. Come join us and support a clean and safe Chinatown.

### EVENT DETAILS

Date: Saturday, April 11th

Time: 9am to 2pm

Location: Register and meet up at 10th Street Plaza, 10th and Vine Street

Contact: Ping-Ho Lee at 215-922-2156 or [plee@chinatown-pcdc.org](mailto:plee@chinatown-pcdc.org)

Register at [phillyspringcleanup.com](http://phillyspringcleanup.com)



## Kindergarten Enrollment Starts Now!

It is always a good idea to start kindergarten registration early for the very fact that schools have a limited number of slots for incoming students. If your child will be the age of 5 by September 1, 2015, start the process NOW. The Philadelphia School District has information on its website.

## 幼稚園現正開始招生！

提早在幼稚園報名總是一個好想法因為每個學校每年招生人數有限。如果你的孩子在 2015 年 9 月 1 日就要年滿 5 歲，那麼你現在就應該開始了。費城學區在官網上列有更多信息。

## Important Resources:

To find a school near you visit the PSD Chinese language website at [https://webapps.philasd.org/school\\_finder/zh](https://webapps.philasd.org/school_finder/zh)

## 重要資源:

如要尋找在你附近的學校，請瀏覽 PSC 中文網頁

[https://webapps.philasd.org/school\\_finder/zh](https://webapps.philasd.org/school_finder/zh)

如需要報名和必須文件，請瀏覽

<http://webgui.phila.k12.pa.us/offices/e/earlychild/kindergarten-registration>

For information on registration and required documents, go to <http://webgui.phila.k12.pa.us/offices/e/earlychild/kindergarten-registration>

## Important dates:

Kindergarten Registration: January 20-May 29

Kindergarten Open House Day: March 4

Kindergarten Open House Week: May 11-15

## Nearby Schools:

### Holy Redeemer School

<http://www.holyredeemer.cc/school.php>

915 Vine St.

Philadelphia, PA 19107

Phone: (215) 922-0999

### Spring Garden School

[www.philasd.org/schools/springgarden](http://www.philasd.org/schools/springgarden)

1146 Melon St.

Philadelphia, PA 19123

Phone: (215) 684 - 5070

### General Philip Kearny School

[www.philasd.org/schools/kearny](http://www.philasd.org/schools/kearny)

601 Fairmount Ave.

Philadelphia, PA 19123

Phone: (215) 351 - 7343



請與您家附近的公立學校联系

## 幼兒園入學注册

2015年1月20日至5月29日

2015年9月入學的孩子，可在以上时段内報名注册！

費城教育局

您子女必須在 2015 年 9 月 1 日之前滿五歲才能注册。

請去您家附近的學校為子女注册，屆時請務必攜帶以下證件和材料：

- ✓ 您子女最新的免疫疫苗接种记录
- ✓ 家長/法定监护人个人证明：有效的驾照/非驾驶执照、联邦、宾州或费城政府雇员带照片的身份证或护照
- ✓ 必須攜帶以下證件之一
  - ✓ 您子女的出生证明原件
  - ✓ 经过公证的您子女的出生证的复印件
  - ✓ 子女的有效护照
  - ✓ 注明子女出生日期的洗礼证书原件
  - ✓ 洗礼证书的复印件——经过公证或鉴定，并注明出生日期
  - ✓ 家长或其他亲戚经过公证的、说明子女出生日期的申明

另外

请勿忘记携带两份印有家长或合法监护人姓名的目前家庭地址的证明，学校将要求您递交两份住址证明。

- ✓ 房租
- ✓ 按揭贷款还款单
- ✓ 近期煤气、电、有线电视、电话账单
- ✓ 最新的房产税单
- ✓ 印有您目前住址的有效驾照或地址更换卡
- ✓ 印有您目前住址的社会保险局信函
- ✓ 印有您目前住址的公共援助办公室信函
- ✓ 学生由儿童寄养/看护机构照顾时，这些机构及/或寄出信函是有效住址证明
- ✓ 带有家长/合法监护人及子女姓名的租房合同原件
- ✓ 交通部门颁发的有效身份证件
- ✓ 最新信用卡账单
- ✓ 最近的车牌登记卡
- ✓ 注明目前住址的选民登记卡
- ✓ 印有目前住址的最近银行对账单
- ✓ IRS 对账单或其它收入及纳税对账单，如：W2, 1040, 1099 表
- ✓ 印有目前住址的最近工资单
- ✓ 如果学生无家可归，庇护所安置或居住信函是有效住址证明
- ✓ 经过签署的房产交易协议，之后再递交房产交易结束后 45 天之内所签署交易文件的原件



您和子女可通过前往当地学校参加“幼儿园开放”活动了解幼儿园的情况

“幼儿园开放日”—2015年3月4日，星期三

“幼儿园开放周”—2015年5月11日至15日

请与您家附近的学校联系，了解“幼儿园开放周”具体举办的日期和时间  
请登陆网站 [https://webapps.philasd.org/school\\_finder/zh](https://webapps.philasd.org/school_finder/zh) 查询您家所属的就近入学幼儿园

## General George A. McCall School

[www.philasd.org/schools/mccall](http://www.philasd.org/schools/mccall)

325 S. 7th St.

Philadelphia, PA 19106

Phone: (215) 351 - 7350

## Albert M. Greenfield School

[www.philasd.org/schools/greenfield](http://www.philasd.org/schools/greenfield)

2200 Chestnut St.

Philadelphia, PA 19103

Phone: (215) 299 - 3566

## Laura W. Waring School

[www.philasd.org/schools/waring](http://www.philasd.org/schools/waring)

1801 Green St.

Philadelphia, PA 19130

Phone: (215) 684 - 5073



A new option  
for adults without  
health insurance  
from PA's #1  
Medicaid plan.

You may be eligible for **Health Partners Essential**, comprehensive health coverage made available through Pennsylvania's new Healthy PA program. It's available from Health Partners Plans, the company that offers Pennsylvania's #1 Medicaid plan.

Health Partners Essential offers comprehensive health coverage with no monthly premium, a broad network of physicians, 24/7 member service, plus extra benefits like Weight Watchers® and Fitness Center memberships!

Learn more by calling 1-855-215-7077 (TTY 711) or visit [HealthPartnersPlans.com](http://HealthPartnersPlans.com).





## 社區新聞

"Harry Leong is an everyday hero," writes Alexis Lin, Chinatown resident and McCall Elementary School student. Long-time PCDC board member and community leader Harry Leong was profiled by Inquirer columnist Mike Newall as Harry prepared the youth for Chinese New Year. Read the column at [http://www.philly.com/philly/news/20150218\\_In\\_Chinatown\\_everyday\\_hero\\_gets\\_his\\_charges\\_ready\\_for\\_New\\_Year.html](http://www.philly.com/philly/news/20150218_In_Chinatown_everyday_hero_gets_his_charges_ready_for_New_Year.html)

Harry Leong 是一個每日英雄，據華埠居民和 McCall 小學學生 Alexis Lin 所述。在 Harry Leong 幫助青少年為中國新年做準備的同時，Inquirer 欄目編輯 Mike Newall 敘述了已經擔任 PCDC 董事會成員和社區領導者許久的 Harry Leong 的經歷。在此鏈接可以閱讀到該文章 [http://www.philly.com/philly/news/20150218\\_In\\_Chinatown\\_everyday\\_hero\\_gets\\_his\\_charges\\_ready\\_for\\_New\\_Year.html](http://www.philly.com/philly/news/20150218_In_Chinatown_everyday_hero_gets_his_charges_ready_for_New_Year.html)



### In Chinatown, everyday hero gets his charges ready for New Year

POSTED ON WED, FEB 18th, 2015



After school, Alexis Lin gets ready for basketball practice in the Chinatown apartment where she lives with her mother. Her mother is not home. Her mother works 16 hours a day at a Center City deli.

Monday was a big practice - it was the last one the Philadelphia Suns, the Chinatown youth and sports association, would hold before the Chinese New Year celebrations that begin Wednesday at midnight. After basketball drills, the kids would do a final rehearsal of the traditional Chinese lion dances they will perform Sunday in Chinatown's New Year's Parade.

Alexis, 13, zipped up her black parka against the cold, and walked the few blocks to the Holy Redeemer Church, where the team practices in a dimly lit gymnasium. She dropped her coat on a riser and laughed along with her teammates as coach Harry Leong cheerfully ran them through shooting and passing drills.

Alexis calls her team her family. She calls Coach Leong her hero.

Coach Leong has been the president of the Philadelphia Suns for 26 years - more than half his life. He's one of the people in the neighborhoods of this city who quietly go about making kids' lives better. He's dedicated his life to it.

In Chinatown, Coach Leong fills a void. Most of the kids who cycle through the Suns are children of immigrants who work grueling hours. They work jobs they don't want their kids to work. Coach Leong, 50, is there when the parents can't be.

"In loco parentis," he said the other night. In place of a parent.

Ask the older Suns about Coach Leong, the ones who have grown up into careers in finance and law enforcement, and they will tell you about the things he taught them besides basketball and dancing.

They talk about mentoring and community service, about leadership and hard work and responsibility. About how the Suns provided not only a sanctuary and a place to occupy their time, but also showed them what lay outside the tight-knit bubble of a neighborhood - the yearly basketball trips to places like Montreal and New York and Las Vegas.

They live all over now, but many come home on New Year to be with the Suns.

Growing up, Chris Lai watched his parents work 12-hour days.

Coach Leong stayed on top of Chris, 36, and his buddies, Philip Wan and Keith Chin, when they didn't show up for practice or when they mouthed off on the court. He checked their report cards. He kept them out of trouble.

"I don't think he realizes how much he's impacted Chinatown - how many lives, he's touched," said Lai, a Philadelphia police officer.

Ask Alexis. Last year, the McCall elementary school seventh grader was asked to write an essay on a community hero.

"Harry Leong is an everyday hero," she wrote.

Coach doesn't have to do all he does - but he does it anyway, she said.

"I'm very thankful for that," she said.

Leong was 12 when he joined the Suns. His own parents worked long hours in the family restaurant. The Suns gave him direction. Now he's also a director of the Chinese Christian Church and Center.

"I just want them to benefit from the things I faced," he said of the kids.

Soon, he called them to the baseline, walking them through their dance steps with the metal rings in place of the papier-mâché lion heads the kids will dance to life in the parade.

Then, after he huddled the kids up to remind them of their dancing positions - that Alexis would be in the lion dance group, and Emily with katie, and Brian moving up to dance with the high school kids - he brought everyone in tight for a "Go, Suns!" cheer.

Then he said good night. He would see them in the New Year.

The Primary Election is scheduled for May 19, 2015. This year voters will nominate candidates for the offices of Mayor, all seventeen City Council seats, City Commission, Sheriff, Register of Wills, and state and municipal judgeships. Look for voter and election information in PCDC's upcoming newsletters. Most important, if you have not registered to vote, you should do so by April 20th.

今年的預選日期定在2015年5月19日。今年選民們將會為市長辦公室、十七位市議員、市委會、警長、Register of Wills、州和地方法官提名候選人。請關注 PCDC 的月刊查看有關選民和選舉的信息。最重要的是，如果你還沒有註冊為選民，那麼請記得註冊的截止日期為2015年4月20日。

賓州第一名的  
醫療補助計劃  
為無健康醫療保險的  
成人所提供的  
新選擇。

您可能符合資格申請透過賓夕法尼亞州新的健康賓州計劃 (Healthy PA) 提供的全面性健康醫療承保夥伴基礎計劃 (Health Partners Essential)。此計劃由賓夕法尼亞州第一名的健康合作夥伴計劃公司 (Health Partners Plans) 所提供。

健康合作夥伴基礎計劃 (Health Partners Essential) 提供的全面性健康醫療承保，無須負擔每月保費，且囊括廣泛的醫師網絡，以及每週 7 天，一天 24 小時全年無休的會員服務；此外還有如 Weight Watchers® 與健身中心會員資格等額外的福利！

欲了解更多詳情，請致電 1-855-215-7077 (聽障專線 711) 或瀏覽 [HealthPartnersPlans.com](http://HealthPartnersPlans.com)。





Presents:

## 免費報稅服務

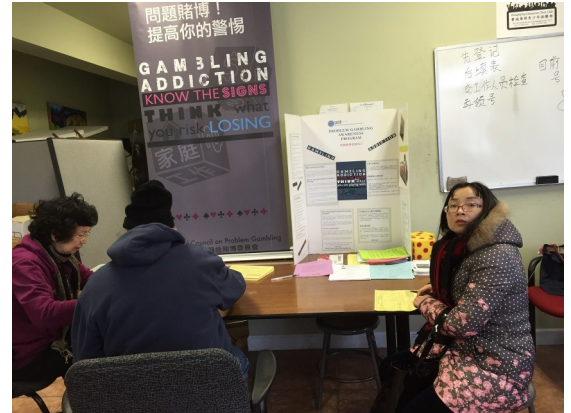
我們在2月14號情人節週末這天開啟了VITA季。VITA的全稱是免費報稅服務，我們為那些符合資格並且年收入少於\$3,000的家庭提供免費的報稅服務。

美國華裔組織(AAEC)和費城華埠發展會(PCDC)第一次合作舉辦VITA項目。報稅服務由IRS註冊過的志願者完成，他們都由AAEC的指導員培訓過。AAEC使用IRS的材料在過去的三週內培訓了30個志願者。該培訓是非常嚴格的，其中還包括了可負擔保險法的知識。各個家庭可以預期高品質的報稅服務。額外的，AAEC會有4位“品質檢測員”來檢測每個完成的報稅項目。

志願者們來自不同的領域，但是他們都精通英語和至少一種與中文有關的方言。在VITA的第一天，我們就可以聽到普通話、英語、廣東話、台山話、福州話貫穿全場。

# VITA

## Volunteer Income Tax Assistance



### VITA 服務時間 PCDC 和AAEC 舉辦

2月14, 15, 21, 22, 28

3月1, 7, 8

地址: PCDC 辦公室, 北9街301號

無需預約



# 嘿！嘿！泊車信息！

當你在華埠的時候不確定要在哪泊車嗎？快來看看我們的泊車P圖，它概括了社區中的許多個停車場。

**P** 認證泊車 位於北10街42號（10th & Filbert Street）的Gallery Mall。\$1一小時或者\$4兩小時及以上。

如需更多信息，請瀏覽我們的網站 [website www.chinatown-pcdc.org](http://www.chinatown-pcdc.org)



## 華埠春季大掃除

第9屆費城年度大掃除馬上就要來臨啦！今年也一樣，PCDC將會組織一個華埠項目。快來加入我們，一起支持華埠的整潔的安全。

### 活動信息

日期：星期六，4月11日

時間：上午9時 - 下午2時

地點：在10街廣場報名集合，10街和萬安街交匯處

聯繫方式：李萍好 215-922-2156 或者 [plee@chinatown-pcdc.org](mailto:plee@chinatown-pcdc.org)

報名網址 [phillyspringcleanup.com](http://phillyspringcleanup.com)



## 申請賓州物業稅/租金折扣退款計劃 這是什麼？

費城市政府將給予合資格的人士獲得**賓州物業稅/租金折扣退款**。最高退款\$650，但有部份合資格的業主可以獲高至\$975的退款。

**誰符合資格：賓州物業稅/租金折扣退款**惠及符合條件的賓夕法尼亞州的人士，申請者必須於2014年12月31日年滿65歲或以上，50-64歲的寡婦/鰥夫及18-64歲的永久殘疾人士。如果閣下是**業主**，申請者在2014年全家總收入限額為\$35,000。如果閣下是**租客**，申請者在2014年全家總收入限額為\$15,000。**截止日期是2015年6月30日**。請致電費城華埠發展會(215) 922-2156協助您填寫表格。

了解哪些計劃你有資格申請以及如何申請，或欲得到更多的資訊，請參加3月4日上午十一時在安樂樓(北10街219號)舉行房地產稅援助計劃講座。有意參加者，請致電215-922-2156李燕顏聯系。



### “房地產稅援助計劃”講座

時間：三月四日（星期三）上午十一時  
地點：安樂樓服務中心，北十街 219 號

#### 內容包括：

- ◇ **房地產稅收減免宅基地豁免** - 給所有費城屋主，每年的物業稅可減少其資產評估應納稅部分\$30,000，這將為屋主們每年節省 402 元物業稅。申請截止日期：2015 年 9 月 13 日。
- ◇ **物業稅/租金回扣計劃** - 申請者必須於 2014 年 12 月 31 日年滿 65 歲或以上；申請者未滿 65 歲與 65 歲以上配偶同住；年齡 50-64 歲的寡婦/鰥夫及年齡 18-64 歲的永久殘疾人士。如果閣下是業主，申請者在 2014 年全家總收入限額為\$35,000，退款由\$250 至\$650，但有部份合資格的業主可以獲高至\$975的退款。如果閣下是租客，申請者在 2014 年全家總收入限額為\$15,000，退款由\$500 至\$650。
- ◇ **低收入長者房地產稅凍結計劃** - 對於低收入長者，可申請凍結房地產稅率。
- ◇ **房地產稅分期付款計劃** - 符合資格的低收入納稅人和低收入長者，擁有及居住在該物業可申請按月分期支付其當年的房地產稅。三月三十一日截止申請。

了解哪些計劃你有資格申請以及如何申請  
有意參加者，請致電 **215-922-2156** 李小姐聯系。



費城華埠發展會

PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

為什麼要參加第一次房屋購置的教育課程呢？

參加第一次房屋購置的教育課程不但是作為申請首期款和結束花費援助計劃的必須過程，而且該課程還將帶給你購置房屋過程中每個方面的知識。我們將會討論金融方面的事項，例如良好信用的重要性，以及怎樣才能合理地存下你的預算。我們將會引導你通過購房步驟和合適的貸款。我們還將會教你尋求購房的最佳時機，譬如說掠奪性貸款。總而言之，這個項目將會幫助你了解作為一個第一次購置房屋的人的責任和步驟 - 跨出這一大步的關鍵知識。

## 購房者 教育講座



時間：星期四，2015年3月12日下午3:00至7:00 PM  
地點：費城華埠發展會 - 北9街301號

#### 為什麼我需要參與首次購置教育講座課程？

當您申請首付和成交費的援助計劃，您需要完成第一次購房者的教育課程，並取得證書，用作為申請援助。

購房者教育講座已成立，幫助你達到生命中最有意義的里程碑之一：購買房屋。講座的關鍵主題包括預算、信貸、儲蓄、屋主的實益和責任和掠奪性貸款。

#### 免費講座！

##### 講座 1

- 購屋的步驟講座
- 保持良好信用的重要

##### 講座 2

- 屋主的實益和責任
- 自強儲蓄
- 掠奪性貸款

欲知詳情，請聯系李小姐 **215-922-6156**



費城華埠發展會  
PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

301-305 N. 9th St.  
Philadelphia, PA 19107  
215-922-2156

## 2016納稅年度宅基地豁免

尋找稅收減免？申請2016納稅年度宅基地豁免！

宅基地豁免為所有費城屋主節省地產稅，每年的物業稅可減少其資產評估應納稅部分\$30,000，這將為屋主們每年節省400元左右地產稅。為符合資格要求，你必須擁有該物業和該物業作為你的主要居住地。沒有其他要求。

一旦獲得批准，你將每年獲得豁免，除非您搬遷或更改房契。2016年納稅年度的宅基地豁免現正接受申請，截止日期為2015年9月13日。申請方式：

1) 進入<http://www.phila.gov/opa/abatementsexemptions/pages/homestead.aspx>網頁，打印申請表格和郵寄你的表格。（有中文版本）

2) 可致電費城華埠發展會電話 215-922-2156進行預約。  
如有任何問題，請聯繫本會李燕顏：215-922-2156。





## 街區新夥伴!

下次你來華埠的時候，記得光臨這些新開張的商鋪。從香脆的韓國炸雞到火辣的中式火鍋，每個人都可以找到他所愛的!



**涮涮鍋**  
亞區街1002號  
中式火鍋



**恆發超市**  
10街和Cherry街交匯處  
亞洲超市



**Pho 20**  
北10th街234號  
越南美食



**Bonchon**  
Cherry街1020號  
韓國炸雞

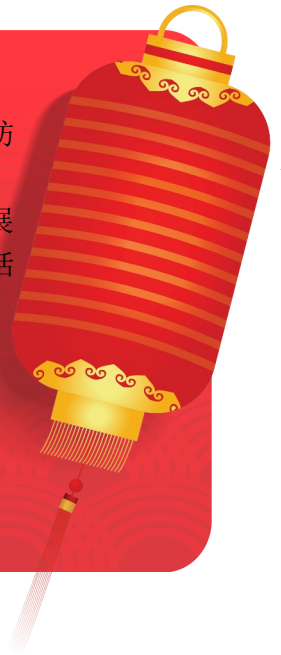


**歡聚涮涮鍋**  
Cherry街1023號  
中式火鍋

## 2015 華埠日曆和畫埠宣傳冊



我們全新的華埠日曆和宣傳冊將會幫助遊客們來訪華埠。它著重介紹了華埠地區當地的餐廳和商鋪，以及大概提供了我們社區的歷史。宣傳冊將會被展示在不同的信息諮詢中心以供遊客索取，其中包括歡迎中心、獨立鍾遊客中心、和當地的一些酒店內。





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

2月 2015

## 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。所有分區協調懂事會（ZBA）的聽證會將在亞區街1515號，One Parkway 大樓的第18樓舉行。

地址：萬安街1225號

申訴號碼：24415

聽證會日期：周二，3月3日，下午2點

申訴類型：分區變動，使用變動

許可證號：579678 許可將已有的7層樓建築另增加一部分註冊作為來訪者住宿（酒店），將有120個房間，大小和位置在申請表中已寫明。

規劃委員會裁決：審查中

地址：Spring Garden街1137號

申訴號碼：24105

聽證會日期：周二，3月17日，上午10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

下一個規劃委員會會議：

日期：3/10，星期二，下午六時

費城華埠發展會規劃委員會會議討論分區事項。如果有你感興趣的事項歡迎前來參加。會議將在費城華埠發展會舉行。

會議議程：

1. 分區事項
2. 項目更新
3. 舊業務
4. 新業務

近期規劃委員會會議：  
3月10日，下午六時  
4月14日，下午六時  
5月12日，下午六時

### 重新規劃更新：改變華埠的未來

在2月29號星期四，坐落在10街和萬安街的華人天主教學校 Teresa Hu 中心裡有超過25位人士聚集在一起討論未來的發展。整齊而大片的社區地圖被劃分為一個一個區域，伴隨著長篇的難以辨認的分區編號和用途，它們反應了對於費城市規劃發展所呈現的急速的問題和建議。IRMX（工業混合型用途）允許哪些種類的用途？RMX-4 允許商業用途嗎？我們可以在萬安街建高樓嗎？

這個會議由 PCDC 和 Callowhill Neighborhood Association 一同合作舉辦，這一系列會議的目標是用來討論被議題的新地圖，關於北華埠/Callowhill 社區在9街、Broad街、萬安街、春天花園街之間的分區事宜，而此次是這系列的第三次會議。分區決定了社區未來發展的用途和外觀以及對其成長的重要影響。

關於北華埠/Callowhill 的被提議的分區地圖將會在萬安街以北引進商業、住宅和混合型用途的分區區域，使得這片區域維持現正的非工業發展和迎合華埠核心地帶對於住宅房屋的需求。重新規劃為北華埠/Callowhill 社區提供了擴張的機會，將分區與土地實用結合起來將會變成一個保存街區或者社區，例如華埠，現有特色的工具，使其成為一個理想中的居住、工作、娛樂的社區。

那麼接下來呢？城市規劃的規劃者們將會編制群眾的反饋意見而且我們將會繼續會談。更多更新可以在月刊中讀到。如需更多信息、查看地圖、或者提供反饋意見，聯繫 Sarah Yeung [syeung@chinatown-pcdc.org](mailto:syeung@chinatown-pcdc.org) 或者撥打 PCDC 辦公室。