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 29th, over 25 people gathered in Holy Redeemer’s Teresa Hu Center at 10th 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 9th, 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 Shau Shabu
1002 Arch St.
Chinese hot pot

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

Bonchon
1020 Cherry St.
Korean fried chicken

Simply Shabu
1023 Cherry St.
Chinese hot pot

Pho 20
234 N. 10th St.
Vietnamese cuisine

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 4th at 11 am at the On Lok House, 219 North 10th Street, please call Wendy at 215-922-2156.

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.

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/abatementsexemptions/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.

Assistance Programs for Property Tax

WHEN: Wednesday, March 4, 2015 at 11 AM
WHERE: On Lok Social Service Center
919 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 saves about $400 per year on property tax.
- Apply deadline: September 13, 2015.
- Property Tax/Rent Rebate Program – Eligible Pennsylvanians age 62 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 lower.
- 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 taxes in monthly installments throughout the year for which the tax is due. Filing deadline is 3/1/13.

Find out which programs you qualify for and how to apply.

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

We kicked off the VITA season on Valentine’s Day, February 14th 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 service day hosted by PDCD & 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 throughout the neighborhood.

Validated parking 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

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  
Register at phillyspringcleanup.com
Community News

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.

Important Resources:
To find a school near you visit the PSD Chinese language website at https://webapps.philasd.org/school_finder/zh

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
1146 Melon St.
Philadelphia, PA 19123
Phone: (215) 684 - 5070

General Philip Kearny School
www.philasd.org/schools/kearny
601 Fairmount Ave.
Philadelphia, PA 19123
Phone: (215) 351 - 7343

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 HealthPartnersEssentials.com.
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.

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

POSTED ON WED, FEB 18th, 2015

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
Presents:

免費報稅服務

我們在2月14號情人節週末這天開啓了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$53,000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，我們就可以聽到到普通話、英語、廣東話、台山話、福州話貫穿全場。

VITA 服務時間  PDCD 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
呃！呃！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地圖，它概括了社區中的許多個停車場。

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

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
報名網址 phillyspringcleanup.com
申請賓州物業稅/租金折扣退款計劃

這是什么？
費城市政府將給予合資格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/鳏夫及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:

- 房地產稅稅收和稅務差額
- 買方的義務和責任
- 發展的步驟
- 如何獲得估價信息
- 了解金融方面的資訊

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業務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：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、獨立鐘遊客中心、和當地的一些酒店內。
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

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營業活動。

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成一個一個區域，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道或社區，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或者撥打PCDC辦公室。