




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

November 2015

Season for Giving

Philadelphia Chinatown Development Corporation's (PCDC) programs and services to preserve, promote, and protect Chinatown are made possible only through generous contributions from donors like you!

Now, there is another easy way for you to contribute to PCDC. Federal employees can support our work by making a donation through the **Philadelphia Area Combined Federal Campaign #68065**. PCDC is now listed in the **Combined Federal Campaign (CFC)** book of Philadelphia and the Lehigh Valley. CFC is one of the largest federally based charitable programs through which federal employees are able to pledge contributions conveniently on a continuous basis.

Also, you can continue to support PCDC through the United Way of Greater Philadelphia and Southern New Jersey UWGPSNJ campaign **#00173**.

Combined Federal Campaign **#68065**
 (for federal employees)



United Way of Greater Philadelphia and
 Southern New Jersey UWGPSNJ campaign **#00173**



For more information visit: www.chinatown-pcdc.org

Careers at the Ping An House 平安樓

The Francis House of Peace (Ping An House 平安樓), an affordable housing development built in collaboration between PCDC and Project HOME, has four new job openings. Interested applicants can find the listings on the Project HOME website <https://projecthome.org/> under "How to Help" > "Work at Project HOME." The Job Group is "Property Management" and the Location is "810 Arch Street." Applications are considered on a rolling basis.

The positions available are Custodian, Maintenance Tech, and Receptionist. All positions require bilingual Mandarin/ Cantonese and English ability and previous relevant experience. The Custodian will maintain the building, surrounding area, and Project HOME vehicles; the position requires 1 year prior custodial experience and basic reading and math skills. The Maintenance Tech will be responsible for maintenance and repair of various Project HOME buildings; the position requires 2 years previous maintenance tech experience, a high school diploma, Microsoft Office aptitude, a valid driver's license, reliable transportation, and one's own tools. The Receptionist will serve visitors and assist personnel as needed; the position requires excellent customer service, office technology, and maintenance skills. Please refer to the listings for further details.

Additionally, there is a Resident Services Coordinator position not listed on the website, which requires bilingual Mandarin/ Cantonese and English ability and a BS degree. The Resident Services Coordinator provides collaborative recovery planning and follow through for the Francis House of Peace residents, particularly those with special needs. Those interested in the Resident Coordinator position should apply with PCDC directly by contacting Rachel Mak at <rmak@chinatown-pcdc.org> or 215-922-2156. PCDC also provides job application assistance services by appointment.

Printed by Health Partners Plans

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.

There are no zoning matters for the month of December. The following is a Civic Design Review case. Cases which trigger Civic Design Review are required to present before the community RCO(s) before being heard by the Civic Design Review Board.

Address: 900-934 Callowhill Street

Square Footage Proposed: 173,913 SF

Number of Dwelling Units Proposed: 146

Other information: 2 proposed five- to seven-story buildings with 12 ground floor commercial units, 146 apartment units, 89 basement parking spaces and bike storage.

Cases which trigger Civic Design Review are required to present before the community RCO(s) before being heard by the Civic Design Review Board.

PCDC's Planning Committee meets on the second Tuesday of each month as the Registered Community Organization (RCO) for the boundaries of 8th to 13th Street, Filbert to Spring Garden Street. The next meetings are as follows:

December 8th, 2015, 6pm

January 12th, 2016, 6pm

February 9th, 2016, 6pm

Residents who intend to submit a future application for a zoning variance are encouraged to approach PCDC for guidance. Please contact Sarah Yeung at <syeung@chinatown-pcdc.org> or 215-922-2156.

Connelly Foundation Awards \$200,000 to Eastern Tower Community Center

The Connelly Foundation has awarded a \$200,000 grant to Philadelphia Chinatown Development Corporation (PCDC) for the construction of the Eastern Tower Community Center (ETCC) project.

The grant advances the ETCC project towards construction, and will help PCDC realize a long-term dream of building a community center for the Chinatown community. The center will house community programs for youth and seniors, civic engagement, and community events and meetings. It includes two floors of classroom and meeting spaces, an outdoor green terrace, and an 8,700 SF multipurpose room for community recreation and events.

PCDC and JNA Capital, its development partner, have raised capital and investments to bring the project to this point.

The Connelly Foundation specifically cited the project's potential to eliminate blight and redevelop the Chinatown North area, the immediate neighborhood of Holy Redeemer Church and School, which is adjacent to the project site. Connelly has been a long-term financial supporter of Holy Redeemer and provides scholarship aid to its students.

Father Thomas Betz of Holy Redeemer says, "Holy Redeemer has worked for many years with PCDC to bring the Chinatown neighborhood north across Vine Street. The creation of the Chinatown north neighborhood is an essential factor in Holy Redeemer's survival and success. The Chinatown community center will provide stability to the neighborhood while it offers essential services to the community, especially the youth. One by one, we have seen every dream for our neighborhood come true. Now we are about to witness the crowning achievement come to pass."

About ETCC

ETCC is a flagship mixed-use project in Philadelphia Chinatown which will include a community center with space for recreation and other programming for youth and seniors, community events and meetings, as well as residential units and retail/office space. PCDC, a non-profit, community-based organization, and JNA Capital, Inc, a real estate consulting company, are the project developers. Eastern Tower is an EB-5 qualified project.

DO YOU “KNOW YOUR RIGHTS”?



PCDC with the Asian Pacific American Bar Association of PA (APABAPA) hosted two “Know Your Rights” workshops at On Lok Service Center on November 12th & 19th with speakers from the Philadelphia District Attorney’s Office, Center City Crime Victim Services, the Philadelphia Police Department, and attorneys. The workshops informed the Chinatown community about resident rights when it comes to being a victim, a witness and cooperating with the authorities. Don’t let barriers like language, culture, or lack of knowledge about the US judicial system stop you from obtaining justice as a US citizen, green card holder, or a recent immigrant. If you don’t speak English always ask for a translator; every division has translators in all languages.

Valuable information from each division:

- **Philadelphia District Attorney’s (D.A.) Office** — investigates and prosecutes criminals, and assists victims and witnesses as they participate in the criminal justice system and interact with the police and government agencies. The D.A. lessens the harms of, or closes drug houses, marijuana stores, nuisance bars, and houses of prostitution in Philadelphia. The D.A.’s Office has a point person, Catherine Khuu, specifically for elderly victims. You can contact her at 215-686-8035 or

Remapping Bill Passed for Chinatown North/Callowhill

On October 29, 2015, City Council passed Bill No. 150666, as amended, to change the zoning designations of the area bounded by Spring Garden Street, 9th Street, Vine Street, and Broad Street. This concludes a 3-year process of remapping the Chinatown and Chinatown North neighborhoods to update individual parcels’ zoning designations.

PCDC helped organize three community meetings to discuss the proposed zoning maps for this area. The last meeting was held in January at the Holy Redeemer Church and School and was attended by over 25 people, as well as planners from the Philadelphia City Planning Commission.

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 will maintain the character of a block or neighborhood, such as Chinatown, as an ideal community to live, work and play.

PCDC thanks Councilman Mark Squilla, the Philadelphia City Planning Commission, the Callowhill Neighborhood Association, its own Planning Committee, and other members of the community who invested time and provided feedback in this valuable local planning process.

<Catherine.khuu@philadelphia.gov>

- **Center City Crime Victim Services** — provides support and assistance in and outside of the court room to victims of violent crimes including compensation for a variety of expenses that victims of crime may incur. CCCVS Bilingual Victim Advocate Lili Liao speaks fluent Mandarin, she can be reached at 215-665-9680 or <lliao@cccvs.org>.
- **Philadelphia Police Department** — encourages you to report all crimes. If you are being questioned by police officers, cooperate. If you don’t speak English, ask for an interpreter rather than volunteer information that can be misconstrued.

PCDC would like to thank APABAPA Jennifer Lin and Lindsay Kim Chung for a great partnership and all the speakers: Matthew Chea, Laurie Malone, Stacy Hughes, Susan Cho Kessler, Cyndi Chung, Catherine Khuu, Loi Ma, Chris Lai, Susan Lin, and Lili Liao.

If you would like more information from the “Know Your Rights” workshops please contact PCDC/Betsy Lee at <blee@chinatown-pcdc.org> or 215-922-2156.

Programs and Services

ECA's Annual Sustainability Conference — Philadelphia's Clean Energy Future is Tomorrow!

On Friday November 13th, the Energy Coordinating Agency (ECA) hosted its Annual Sustainability Conference at PECO's Energy Hall. PCDC Program Manager Ping Ho Lee was in attendance. The Conference speakers emphasized the importance of energy conservation for our world, the community, and our families. On a global scale, increased utility use causes global climate change. On a local scale, increased spending on utilities results in less funding for the community and decreased economic growth. And among families and individuals, overspending on utilities drains savings. This conference also featured different utilities payment programs available for low to moderate income families. This conference shared energy conservation resources among a variety of corporate, government and nonprofit organizations.

PCDC has partnered with United Communities to bring an Energy Conservation Workshop to the community. This hands-on workshop will teach residents how to air seal their homes in order to prevent heat loss. Residents will also learn how to use inexpensive materials such as tube caulk, caulk guns, rope caulk, plastic window covers, weather-stripping, insulation foam, and other basic weatherization materials. Free Starter Kits and educational literature will be given to workshop attendees. Space is limited. Registration is required. Please call Wendy Lee at 215-922-2156 to reserve your spot and materials.

Date: Wednesday, December 9th, 2015

Time: 6:00 PM

Location: PCDC office (301 N 9th Street)

PCDC homeownership counselors are WITH YOU EVERY STEP OF THE WAY
PCDC 購房諮詢伴你走過購房過程的每一步



- **Connecting to neighborhood associations**
- **Mortgage assistance**
- **Homeowners insurance**
- **Understanding property taxes**
- **Home inspections**

UPCOMING HOUSING WORKSHOPS:

12/9 — Energy Conservation Workshop

12/16 — Homebuyer Education Workshop

- **Session I: 4pm-6pm. "Steps to Homeownership and Homeowner Responsibilities"** presented by PCDC staff.
- **Session II: 6pm-8pm. "Better Money Habits"** presented by Louella Gray, Bank of America.

*** Clients who complete both sessions and one-on-one counseling will receive a Homeownership Certificate, required by many banks for first-time homebuyers' mortgage applications.

**Homeownership counselors simplify
the process of buying a home**

購房諮詢員簡化購買住房的過程

Making Sense of the Mortgage Process

The Consumer Financial Protection Bureau (CFPB) has been working to help reduce the stress of getting a mortgage by simplifying the process, saving you money, and making sure you know before you owe.

Starting Oct. 3rd, mortgage lenders are required to supply borrowers with two vastly improved forms:

- **Loan Estimate:** describes the loan amount, interest rate, property taxes, insurance, and estimated closing costs. *This form can be used to compare mortgage costs between lenders.*
- **Closing Disclosure:** describes the final loan terms, allowing borrowers to compare final costs to the Loan Estimate. *Consumers must receive this form at least three business days before closing.*

The CFPB has devoted a whole section of its website to demystify buying, financing, and owning a home. The Bureau has also created a step-by-step guide, its home loan toolkit, to help homebuyers choose the best mortgage, better understand the process and compare the costs of mortgage offers. Tools include a:

- * Mortgage payment worksheet to help homebuyers discover how much they can afford to spend on a mortgage
- * Closing costs checklist
- * Definitions of key mortgage terms (escrow, principal, closing costs, etc.)
- * Mortgage rate comparison tool

Posted by Consumer Action: http://www.consumer-action.org/alerts/articles/making_sense_of_the_mortgage_process

PCDC is a Department of Housing and Urban Development (HUD) certified housing counseling agency. Our certified bilingual housing counselors, Wendy Lee and Ping Lee personally assist you with the home buying process. If you need any assistance, please contact Wendy Lee, housing counselor, at 215-922-2156.

If you want to learn more, please attend our "Homebuyer Education" workshops on December 16th at 3PM at PCDC's office.

Home Heating Assistance (LIHEAP)

The 2015-2016 Low-Income Home Energy Assistance Program (LIHEAP) is now accepting applications. The deadline is April 1, 2016. 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.**

Low Income Senior Citizen Real Estate Tax Freeze (Deadline 1/31/2015)

The City of Philadelphia Revenue Department will "freeze" your Real Estate Tax if you meet certain age and income requirements. Once approved, if your assessment changes or the tax rate changes, your tax due will not increase. If your tax liability decreases (either due to a rate decrease or a lower assessment), your tax due will also be lowered to the new amount.

Age Requirements:

- Age 65 years or older; or spouse (in the same household) is age 65 years or older; OR
- Age 50 years or older AND is a widow or widower of someone who was age 65 years or older.

Income Requirements:

- \$23,500 or less for a single person; or
- \$31,500 or less for a married couple.

Once approved, applicant will not need to re-apply for the program every year. All successful applicants will be included in each successive year's plan, unless eligibility requirements are no longer met. If you are interested, please call PCDC Ping Lee at 215-922-2156 to schedule an appointment to apply.

consumer action



GETTING RID OF YOUR OLD MATTRESS OR BOX SPRING?



City of Philadelphia New Mattress Collection Guidelines:

As of 12/1/13, mattresses and box springs collected at the curb or accepted at City Sanitation Centers must be bagged and sealed in mattress disposal bags to prevent the spread of bed bugs. Bags are available at many retail stores or online.



Abandoned Mattresses Are a Neighborhood Eyesore

Old mattresses can be frustrating and difficult to dispose of. They are large and bulky, and oftentimes cannot be taken away professionally without paying a small fee. However, simply leaving them on the curb without proper bagging is considered illegal dumping. To prevent the spread of bed bugs, only bagged and sealed mattresses and box springs left at the curb or at City Sanitation Centers will be accepted by the City.

There have been many incidents of people dumping mattresses in Chinatown. PCDC and the Streets Department will educate property owners about the city's requirements for trash disposal.

Mattress bags are available at any local home improvement or hardware store and online. Proper disposal of a mattress takes only a few dollars and minutes of your time, but it keeps our sidewalks clean and our drinking water safe from leached landfill chemicals. Like any other trash, old mattresses must be disposed of responsibly and correctly to ensure a clean community.

Philadelphia Democratic National Convention: Looking for Vendors

The 2016 Democratic National Convention is coming to Philadelphia end of July! The Host Committee is looking forward to working with many of the organizations throughout the Philadelphia region especially businesses, including those owned by minorities and woman. They are currently collecting contact information to develop their vendor database. You will be contacted if they send an RFP relevant to the service provided by your organization. If you would like more information please contact Betsy Lee at blee@chinatown-pcdc.org or 215 922-2156.



\$1-a-Day CLEANING PROGRAM

For just \$1-a-Day PCDC can maintain a street cleaning team that will clean our streets daily, report illegal trash dumping, report and clean graffiti, and educate and outreach to residents on trash management. To keep our Chinatown streets clean, we need help and support! Please donate and make checks payable to PCDC: \$95 for 3 months, \$185 for 6 months or \$365 for the year.

Community News

PCDC and PASSI Bring Health Insurance Information to the Community

PCDC hosted a series of health insurance workshops in October and November.

The first workshop on October 19th covered “Health Insurance and The Affordable Care Act” and was held at the Teresa Hu Center in the Holy Redeemer Church & School. There were 8 attendees. The second workshop on October 27th covered “The Process of Applying for Medical Insurance” and was also held at the Teresa Hu Center. There were 30 attendees. The third workshop, on November 4th, covered “Understanding Insurance Plans and Types,” and was held at the PCDC Office. There were 25 attendees.

This service offered by Ping Lee is a partnership with PASSI. PCDC enrolled more than 45 households and more than 90 individuals in health insurance plans during November.

No Health Insurance? It's Not Too Late to Apply!

Under the Affordable Care Act (ACA), if you are a legal immigrant in the United States, you can qualify for subsidized health insurance through the Health Insurance Marketplace under certain conditions.

In Pennsylvania if you are a legal immigrant who has resided in the US for more than 5 years and your income is less than 138% of the federal poverty level you can qualify for Medicaid.

Here are some important dates:

Apply and Enroll	Coverage starts
11/1/15 – 12/15/15	1/1/2016
12/15/15 – 1/15/16	2/1/2016
1/16/16 – 1/31/16	3/1/2016

If you need assistance obtaining health insurance, please don't hesitate to call PCDC Ping Ho Lee at 215-922-2156. If she is not available, leave your name and phone number and she will get back to you within a week.

Free Fresh Fruits and Veggies For Those Who Need Them!

On October 29th and 30th, 2015, PCDC Program Manager Ping Ho Lee attended two Philabundance FreshForAll events. Philabundance Community Food Programs Coordinator Jamie Smolen explained how the Philabundance Program, FreshForAll works.

There are three Philabundance locations around Philadelphia where residents in need may pick up fresh produce:

- 1) Houseman Recreation Center (Summerdale and Godfrey Ave). Every Thursday from 10:30 -11:30 am
- 2) At the lot under the 95 overpass (Front and Tasker Street). Every Friday from 1:30-2:30 pm
- 3) Christ Lutheran Community Church (7240 Walnut Street, Upper Darby). Every Friday from 9:30-10:30 am

FreshForAll operates weekly, rain or shine, except during severe weather (temperatures below 32 degrees, heat advisories or excessive heat warnings, heavy rain or snow, and thunder and lightning storms). In case of bad weather, please verify location hours by calling Philabundance at 215-220-1920.

All area residents are welcome. Please bring your own bags or boxes. No ID or verification is required. Participation does NOT affect government benefits.

IRS Tax Volunteers Needed

PCDC is recruiting volunteers to join the Volunteer Income Tax Assistance Program (VITA). VITA program offers free tax help to people who generally make \$54,000 or less, persons with disabilities, or the elderly to prepare their tax returns.

Requirements to become our VITA volunteer:

- 1) A desire to serve the community
- 2) Willingness to learn basic tax matters and follow VITA procedure
- 3) A passing score on the IRS mandated online test (at least Basic level)
- 4) Respect for taxpayers and their privacy
- 5) Ability to communicate in English, Cantonese, or Mandarin.

No previous experience is required. If you are interested or need more information, please contact PCDC's Ping Lee at 215-922-2156.



Saluting Philadelphia Chinatown
Development Corporation and its mission
of preserving and protecting
neighborhoods in our community



Have you wondered how AARP scores the livability of Philadelphia? Well, AARP ranked Philadelphia 6th most Age-Friendly City among big cities with populations greater than 500,000 residents. That's pretty good, but it also means that there is room to improve. AARP along with the Mayor's Commission on Aging, the City Council, DVRPC, the Philadelphia Corporation for Aging, and the Ralston Center organized the "Age-Friendly Philadelphia Summit" in November and found common ground on opportunities and strengths. 你有没有想知道美國退休人員協會（AARP）是如何為費城的存活率打分？那麼，美國退休人員協會將美國人口超過50萬以上居民的大城市根據關愛老人程度排名，費城排名第6。這是相當不錯的，但它也意味著有提升空間。美國退休人員協會跟耆老委員會，市議會，DVRPC，費城耆老會，和Ralston 中心在十一月舉辦的“關愛老人費城高峰會”，發現在機會和優勢上擁有共同的立場。

Executive Director John Chin moderated an engaging panel on civic participation and employment. Panelists included

In a **Livable Community**,
people of all ages can

GO FOR A WALK

GET AROUND WITHOUT A CAR

SHOP, SOCIALIZE AND BE ENTERTAINED

FIND THE SERVICES THEY NEED

WORK OR VOLUNTEER

LIVE SAFELY AND COMFORTABLY

... and make their
town, city or
neighborhood a
lifelong home.



Welcome to the Age-Friendly
Philadelphia Summit

Tuesday, November 10, 2015
1:00 p.m. to 6:00 p.m.

AARP
Real Possibilities

藝術和手工藝品, 攝影展覽



安樂中心藝術、攝影展覽、工藝品義賣會

將於星期二，2015年12月8日下午1時至3時安樂中心藝術、攝影和工藝品義賣會開幕典禮，歡迎各界人士蒞臨指導和選購展出作品。展出日期至2016年1月8日止。

Kate Clark, Policy and Program Development, PCA; Joseph Lukach, Chief Executive Director, Ralston Center; Nancy DeLaura, Program Director, Communicare; Hershie Zinman, Co-founder and Chair, LGBT Elder Initiative (LGBTEI); and Meg Shope Koppel, Chief Research Officer, PWI. 執行董事陳國賢主持公民參與和就業的演講。演講嘉賓包括PCA政策和計劃發展部 Kate Clark, Ralston 中心行政總裁, Joseph Lukach, Communicare 項目總監 Nancy DeLaura, LGBT Elder Initiative (LGBTEI) 共同創始人和主席 Hershie Zinman, 和 PWI 研究總監 Meg Shope Koppel

職位提供：

費城東北區健康中心 # 10，招聘中文翻譯員（兼職工作）

需要講流利英語、國語和廣東話。如果會講越南話更好。每個星期起碼工作 20 個小時，會有機會升為全職。

不需要有專業醫療翻譯員證書，

如有興趣請聯絡 Pearl 2158396108。

Message from PCDC — It's important that you vote!

Operation GOTV a Success

During the three weeks leading up to the General Election, PCDC staff and volunteers ran a successful Get Out The Vote campaign (GOTV). Whether you spoke English, Cantonese, or Mandarin, PCDC staff and volunteers spoke your native language. PCDC made 480 calls, contacted 100+ employers, distributed 1,000+ flyers throughout Chinatown, helped **100 citizens register to vote**, and had board members stationed at the Chinatown polling site.

Now, PCDC will prepare for the 2016 Primary Election. PCDC will soon begin its **2016 Your Vote, Your Voice!** campaign. If you are a US citizen and have not registered to vote, PCDC wants you to register. Contact PCDC now at 215-922-2156 and we will help you get registered.

You may ask yourself “why vote?” Does it even matter?

Here are the top 7 reasons why you should vote:

1. Exercise your right
2. Make your vote count
3. Shape the social agenda
4. Shape economic policy to improve your future
5. Shape housing policy
6. Shape environmental policy
7. Honor past sacrifices

GOTV 活動取得完滿成功

在為期三周的普選中，PCDC 全體工作人員和誌願者順利完成了動員投票活動（GOTV）。無論您講英語，粵語還是普通話，PCDC 的工作人員與誌願者和您都有共同的語言。PCDC 接撥逾 480 個電話，聯系了超過 100 個用人單位，在唐人街分發了多達 1000 張傳單，成功幫助了 100 位市民登記投票，並且在有董事會成員在唐人街的投票站。

PCDC 正在積極籌劃 2016 年的初選。PCDC 不久將會展開‘2016 您的投票您做主！’活動。如果您是美國公民而且還未登記投票，PCDC 誠邀您參加投票活動。歡迎致電 215-922-2156 到 PCDC，我們將幫助您完成註冊。

或許您會有這樣的疑問“為什麼要投票呢？”投票重要嗎？

以下七點是您投票的最好理由：

1. 您可以行使您的權利
2. 眾誌成城，聚沙成塔聚水成捐
3. 您寶貴的壹票將影響社會議程
4. 塑造經濟政策，以改善您的未來
5. 您寶貴的壹票將影響住房政策
6. 您寶貴的壹票將影響環境政策
7. 在前人的基礎上您可以投出您理性的壹票



UPCOMING PCDC EVENTS

- 12/8: Planning Committee Meeting 規劃會議
- 12/9: Energy Conservation Workshop
節省能源”講座
- 12/15: Board Meeting 董事會會議
- 12/16: Housing Workshop 購房者的教育講座
- TBD: ACA Health Insurance Workshop
健康保險講座

Job Listing

Health Center #10 in Northeast Philadelphia has a part time job opening for interpreter. Must speak Mandarin and Cantonese. Vietnamese ability a plus.

Minimum 20 hours week; can lead to a full time position. Medical interpreter license is not required.

If interested, please contact Pearl at [215-839-6108](tel:215-839-6108).

Arts and Crafts & Photography



The On Lok Social Service Center For Seniors is hosting an Art, Photography & Handicraft Bazaar from December 8th to January 8th, 2016. Please join the opening ceremony on December 8th from 1 p.m. to 3 p.m. at 213 N 10th Street. The On Lok Social Service Center For Seniors's mission is to provide rental housing and related facilities and services for elderly and physically disabled persons, in order to meet the physical, social and psychological needs of the elderly and physically disabled, for the enhancement of their health, security, and happiness. All are welcome to attend.

GETTING RID OF YOUR OLD MATTRESS OR BOX SPRING?



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As of 12/1/13, mattresses and box springs collected at the curb or accepted at City Sanitation Centers must be bagged and sealed in mattress disposal bags to prevent the spread of bed bugs. Bags are available at many retail stores or online.



請妥善處置床墊

我們一生中有處理不完的垃圾，可能最令人頭疼的就要數那破舊、多餘的床墊。它們不僅大而笨重，而且常常需要一筆小費用才能專業的把他們移走。然而，這並不意味著床墊可以隨意地連同其他垃圾扔在路邊。最近在華埠發現有人隨街棄置床墊。費城華埠發展會和街道部門將教育業主有關城市垃圾處置的要求。

這裡有幾種妥善處置床墊方法。你可以：

妥善處置床墊只需要幾美元和幾分鐘的時間，但可以隔離有害化學物質，確保我們的人行道清潔和飲用水安全。像任何其他垃圾收集一樣，舊床墊必須採取負責任的態度和正確的處理方法，保持一個整潔的社區。

費城民主黨全國代表大會：尋找供應商

2016 年民主黨全國代表大會即將於七月費城舉行！主辦委員會希望多些少數族裔和婦女擁有的機構參加。他們目前正在收集聯繫人信息，以增加他們供應商的數據庫，日後他們將發送相關的合作信息 RFP 給這些機構，如果您想了解更多信息，請聯繫 Betsy Lee, blee@chinatown-pcdc.org 或 PCDC, 215-922-2156



一元一天清潔計劃 每日只需\$1，PCDC 就可以維持一支每天清潔街道的清潔隊伍，舉報非法垃圾傾倒，舉報並且清潔塗鴉，就垃圾處理問題進行教育推廣。為了明天更美好潔淨的華埠，我們需要您的幫助和支持！為華埠發展貢獻您的一份力量，捐款請寫支票到 PCDC：三個月\$95，六個月\$185 個或者一年\$365

PCDC 和 PASSI 為社區帶來健康保險信息

在十月和十一月，與 Penn Asian Senior Services (PASSI) 攜手合作之下，PCDC 舉辦了壹系列的健康保險研討會。10 月 19 日，第壹次研討會在費城華人天主教堂暨培德學校舉行，其涵蓋“健康保險和支付得起醫療法”。共有 8 名與會者。10 月 27 日，第二次研討會同在費城華人天主教堂暨培德學校舉行，內容為“申請醫療保險的過程”。共有 30 名與會者。11 月 4 日，第三次研討會在 PCDC 舉行，內容為“了解保險計劃和類型”。共有 25 名與會者。

憑借與 PASSI 的合作夥伴關係，在十一月內，PCDC 健康保險導航員李萍好已服務了 45 個家庭，逾 85 位人士得到健康保險。

沒有健康保險？申請不太晚！

平價醫療法案 (ACA) 下，如果您是美國的合法移民，您可以通過醫療保險市場申請醫療保險補助。儘管新移民未滿足居住滿五年的居留權，即使您的收入低於下限，您也同樣有資格通過市場補貼獲得醫療保險。

在賓夕法尼亞州，如果您是在美國居住超過 5 年的合法移民和您的收入是聯邦貧困水平 138% 以下，您可以有資格獲得免費醫療補助。

以下是一些重要的日子：

申請和注册	保險开始
11/1/15 – 12/15/15	1/1/2016
12/15/15 – 1/15/16	2/1/2016
1/16/16 – 1/31/16	3/1/2016

如果您需要健康保險幫助，請不要猶豫，撥打 215-922-2156 PCDC 聯系李萍好小姐。如果您致電沒有聯系到李小姐，請留下您的姓名和電話號碼，她會在壹周內再聯系您。

新鮮的水果和蔬菜 10 月 29 日和 30 日，PCDC 項目經理李萍好參加了兩次 Philabundance FreshForAll 活動。參與的目的是為了對外宣傳有關健康保險市場開放註冊醫療保險選擇。阿萍在這兩個有意義的活動接觸到 30 多個華人。Philabundance 社區食品項目協調員 Jamie Smolen 解釋 Philabundance 提供的計劃和服務。FreshForAll 一個 Philabundance 計劃 免費提供新鮮的水果和蔬菜給需要它們的人！

費城華埠附近的 3 個地點：

* Houseman 康樂中心 (Summerdale 和 Godfrey Ave., 每逢星期四 由早上十點半至十一點半。

* 在 95 公路天橋下面 (Front St 和 Tasker St, 每逢星期五 下午一點半至兩點半。

* Christ Lutheran 社區教會 (7240 Walnut Street, Upper Darby, 每逢星期五 早上九點半至十點半。

FreshForAll 每星期風雨無阻，除非是惡劣天氣。這包括溫度低於 32 度，散熱公告或過熱的警告，大雨或大雪，以及和風雨雷電。

所有地區居民均歡迎領取。請自備環保袋或箱子。沒有身份證或驗證要求。參與並不影響政府福利。

在惡劣天氣情況下，請致電 Philabundance 215-220-1920 查詢。

VITA 需要志願者

PCDC 需要更多的志願者加入“免費報稅服務”(VITA) 計劃。該 VITA 計劃為一般收入少於 54,000 美元的家庭，殘疾人士，長者以及英語口語能力有限的納稅人士提供免費報稅的幫助。捐出你的時間和技能，來幫助有需要的家庭。現在就來聯繫 PCDC 李萍好 215-922-2156，以便我們安排培訓的日期。

成為 VITA 志願者的要求：

- 1) 願意服務的熱心
- 2) 願意學習基本的稅務事項，並按照 VITA 程序
- 3) 通過美國國稅局規定的在線測試 (至少是基本級)
- 4) 尊重納稅人的隱私
- 5) 能夠用英語和廣東話/普通話溝通

有興趣或需要了解更多詳情，請聯繫 PCDC 李萍好 215-922-2156。



向致力于

保存華埠風貌和保護華埠社區居民權益
的費城華埠發展會致敬

ECA 的年度大会 - 费城的干净能源的未来在明天!

在星期五 2015 年 11 月 13 日，能源協調機構（ECA）在 PECO 能源廳主辦了年度可持續大會。PCDC 項目經理李萍好參加了此次會議。會議發言者強調了節約能源對我們的世界，社會，和家庭的重要性。在全球範圍內，增加能源的使用會導致全球氣候變化。在本地範圍內，增加能源的消費導致較少的資金來用於社區和降低經濟增長。家庭和個人之間的，能源超支減少儲蓄。本次會議還特別介紹可用於低到中等收入家庭的不同補助計劃。這次會議為不同組織帶來和共享資源。

PCDC 已與 United Communities 合作，為社區帶來節能研討

會。這動手研討會將教居民如何把自己的家園封密防漏氣，以防止熱量散失。居民也將學習如何使用廉價的材料，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基本防寒保暖材料。免費派發入門套件和教育文獻給予研討會的與會者。座位有限，必需登記。請致電李燕顏 215-922-2156 預留你的位置和材料。

日期：星期三，2015 年 12 月 9 號

時間：下午 6:00 地點：PCDC 辦公室（301 北 9 街）

PCDC homeownership counselors are WITH YOU EVERY STEP OF THE WAY
PCDC 購房諮詢伴你走過購房過程的每一步



- 聯絡當地社區機構
- 找房屋抵押貸款
- 找房屋保險公司
- 了解你要交的地稅
- 房屋檢查

即將到來 購房教育講座:

12/9 — 節省能源” 講座

12/16 –購房者的教育講座

- 第一節 **4pm-6pm** 購屋的步驟,屋主的實益和責任
- 第二節 **6pm-8pm** – 良好金錢習慣
presented by Louella Gray, Bank of America

****客戶完成購房者的教育講座和單對單輔導將獲得住房權證書, 為許多銀行首次購房者按揭申請的要求**

**Homeownership counselors simplify
the process of buying a home**
購房諮詢員簡化購買住房的過程

按揭手續的決策意識

發佈通過消費者行動 <http://www.consumer-action.org/>

消費者金融保護局（CFPB）一直致力於幫助通過簡化抵押貸款流程，為減輕消費者的壓力，為您省錢並確保您之前已了解抵押貸款的過程。

從 10 月 3 日開始，抵押貸款機構將應要求提供兩種極大地改進表格給予借款人：

貸款估計：描述的貸款金額、利率、房產稅、保險和估計過戶費。此表單可以用於抵押貸款和放款人之間的成本進行比較。

過戶披露：描述最後的貸款條件，允許借款人對貸款估計最終成本進行比較。過戶前至少三個工作日消費者必須收到本表格。

該消費者金融保護局(CFPB)一直致力於在其網站上展示有關購買、融資和擁有房屋揭開神秘面紗。

其房屋貸款工具，以幫助購房者選擇最佳的抵押貸款，更好地了解這一過程和比較抵押貸款提供了成本。工具包括：

- 按揭付款的工作表，以幫助購房者探索，他們可以負擔多少花費在抵押貸款
- 過戶費用清單
- 關鍵的按揭條款（託管，本金，過戶費用等）定義
- 抵押貸款利率比較工具

費城華埠發展會(PCDC)是住房和城市發展部(HUD)認可的房屋顧問機構，會親自協助您住宅購買過程。如果您需要任何幫助，請聯繫李燕顏，房屋顧問 215-922-2156。

如果您想了解購房過程，請於 12 月 16 日下午三時參加我們的“購房者”講座在費城華埠發展會辦公室。

家庭暖氣補助 (LIHEAP)

2015-2016 年低收入家庭能源補助計劃 (LIHEAP) 現已接受申請，截止日期為 2016 年 4 月 1 日。本會將協助您填寫 LIHEAP 申請表。這項計劃可以幫助低收入家庭支付暖氣費。請致電本會 215-922-2156 預約。

低收入長者房地產稅凍結

如果你符合一定的年齡和收入的要求，費城稅務局市將可以“凍結”你的房產稅，。一旦獲得批准，如果你物業的評估變更或稅率有改變，你的稅款亦不會增加。如果稅額降低（由於稅率降低或更低評估），房產稅也將降至新的金額。

年齡要求：

本人或配偶在 65 歲及以上 或者

寡婦或鰥夫在 50 歲及以上，並且喪失的配偶的死亡年齡至少在 65 歲

收入要求：

單身或喪失配偶人士的年收入低於\$23,500 或者
已婚夫婦的年總收入低於\$31,500

一旦獲批，申請人無須每年重新申請該計劃。所有獲批的申請人會被納入每一連續年度的計劃中，除非不再符合資格要求。如果你有興趣，請致電費城華埠發展會 215-922-2156 預約申請。



區劃和規劃

分區事項

以下是華埠的分區事項。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。

十二月沒有分區事項。以下是社區設計評審事項。這引發思域設計複核案件都需要被聽到的城市設計審查委員會社會 RCO（S）前提交。社區設計評審委員會規定所有社區設計評審事項必須將其設計呈現給 community RCO

地址：900-934 Callowhill 街

平方英尺建議：173913 SF

建議的住宅單位數目：146

其他信息：（2）提出了五到七層建築物 12 地下商業單位，146 個公寓單位，89 地下停車位和自行車存放處

PCDC 的規劃委員會在每個月的第二個星期二為已註冊的社區組織（RCO）

for the boundaries of 8th to 13th Street, Filbert to Spring Garden Street. The next meetings are as follows:

12 月 8 日, 2015, 6pm

1 月 12 日, 2016, 6pm

2 月 9 日, 2016, 6pm

Residents who intend to submit a future application for a zoning variance are encouraged to approach PCDC for guidance. Please contact Sarah Yeung at <syeung@chinatown-pcdc.org> or 215-922-2156.

Connelly 基金會獎勵\$200,000 給予東方大廈社區中心

Connelly 基金會已頒發了\$20 萬贈款給費城華埠發展會（PCDC）的東大廈社區中心（ETCC）項目的建設。這筆贈款對推進 ETCC 項目建設，亦將有助於 PCDC 實現為華埠社區建設社區中心的長期夢想。該中心將是青年和長者社區計劃，公民參與，社區活動和會議的場所。它包括兩層樓的教室和會議室，一個室外的綠色露台，以及一個 8700 平方英尺的多功能教室作為社區娛樂和活動的場地。

PCDC 和 JNA Capital，它的開發合作夥伴，已為這項目募集到一定的資金和投資。

該 Connelly 基金會特別提到該項目的潛力，消除有損市容的地方和重建華埠北地區，在項目地點對面費城華人天主教堂暨培德學校的鄰近。Connelly 一直是費城華人天主教堂暨培德學校的長期財政支持者，並為學生提供獎學金援助。

天主教堂唐神父說，“天主教堂多年來與 PCDC 合作，致力把華埠北橫跨萬安街。華埠北附近的發展是在費城華人天主教堂暨培德學校生存和成功的一個重要因素。華埠社區中心將為社區提供穩定性，同時它提供必要的社會服務，尤其是為青少年。一個接一個，我們看到每一個夢想成真。現在我們即將見證到最大成就應驗。”

關於 ETCC

ETCC 是一個在費城華埠主打混合用途的項目，其中將包括一個社區中心，擁有休閒娛樂，其他青年和長者節目，社區活動和會議的空間，以及住宅單位及零售/辦公空。PCDC 是一個非營利性的，以社區為基礎的組織，JNA Capital, Inc，是一家房地產諮詢公司，作為是項目開發商。東方大廈是一個 EB-5 移民投資項目。

你"了解你的權利"嗎?



於 11 月 12 日和 19 日在安樂服務中心，PCDC 與 APABAPA 舉辦了兩次“了解你的權利”講座，發言人包括費城地區檢察官辦公室官員，市中心犯罪受害者服務機構和費城警察局。講座提供信息給華埠社區關於了解您的權利，當您作為一個受害者，證人以及與當局合作。不要讓像語言，文化，缺乏認識的障礙阻止你伸張正義作為一個美國公民，綠卡持有者或移民。如果你不會說英語要求翻譯，每個部門都有各種語言的翻譯。

從各部門有價值的信息：

- 費城地區檢察官辦公室 - 調查和起訴罪犯，協助受害者和證人，因為他們參與刑事司法系統，並與警察，政府部門和社會各界以減輕危害或關閉藥房、大麻商店、滋擾酒吧和髮廊在費城賣淫的房屋。該地區檢察官辦公室也有專門為老年受害者，凱薩琳 Khuu 點人。你可以聯繫她在 215 686-8035 或 Catherine.khuu@philadelphia.gov

區域規劃更新：改變華埠的未來

10 月 29 日，2015 年，市議會通過的法案 150666 號，經修正，改變由春天街，9 街，萬安街和 Board 街組成的區域的分區用途。這樣就完成了 3 年的區域劃分重組-華埠北部的街區個別劃分的更新過程。

分區確定地域用途和未來發展，具有對社區發展有重要的影響。PCDC 為討論這地區的建議分區圖，主辦了三個社區會議。最後壹次會議在 Holy Redeemer Church and school 舉行，此次會議逾 25 人參加，其中包括費城規劃委的規劃師。

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。PCDC 感謝市議員 Mark Squilla，費城城市規劃委員會，Callowhill 鄰里協會，PCDC 規劃委員會，投入寶貴的時間，在規劃過程提供有利有用的信息和意見在這寶貴的地方規劃過程中提供的反饋社區的其他成員。

- 中心城市犯罪受害者服務 — 在院房間內外提供支援和援助包括犯罪受害者包括賠償和各種費用。CCCVS 雙語市中心犯罪受害者服務機構代言人廖麗麗講流利的普通話，可以聯繫她 215 665-9680 或 lliao@cccvs.org
- 費城警察局 — 警察部門鼓勵您報告所有的罪行，所以它獲取他們的雷達，並可以著手進行調查。永遠不要使用武力或身體抵抗員警，甚至當你你知道他們都錯了。你將會失去每次。不能在大街上做挑戰員警的不當行為。它只能在法院之後所以一定要保持冷靜。如果你不會說英語要求翻譯不只是義工資訊，可以被視為有罪。

我們衷心感謝 Jennifer Lin and Lindsay Kim Chung for a great partnership and all the speakers: Matthew Chea, Laurie Malone, Stacy Hughes, Susan Cho Kessler, Cyndi Chung, Catherine Khuu, Loi Ma, Chris Lai and Lili Liao.

如果你想"了解你的權利"的詳細資訊請聯繫 Betsy Lee，blee@chinatown-pcdc.org 或 (215) 922-2156。



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

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 @phillychinatown

 @PCDC_events

十一月2015

募款活動

費城華埠發展會的項目和服務取決於像您這樣的社區人士的支持。每一年，我們都呼吁華埠居民和各界人士向本會捐款。這些捐款致力於華埠社區的服務。本會是一個非營利組織，我們的經費來自大眾，基金會，公司贊助以及一些個人的捐助。本會在這些不同來源的資助下得以為社區的民衆提供直接服務，其中包括翻譯，福利，和為社區利益代言。本會依賴各位的慷慨捐助以維持高水平的服務。請支持本會。

本會在 Combined Federal Campaign (CFC) 聯合聯邦活動的捐助號碼是 68065。

本會在 United Way 的捐助號碼是 00173。



欲了解更多信息，請訪問：www.chinatown-pcdc.org

平安樓的就業發展機會

平安樓，PCDC 和 Project HOME 合作的 94 經濟適用住房，有四個新的工作機會。有意申請者可以訪問網站 <https://projecthome.org/> “How to Help” > “Work at Project HOME。”該工作組是“物業管理 Property Management”定位是“810 Arch Street”。申請程序是延續的。全職和兼職。

4 個工作機會是清潔管理，維修技術，和接待員。所有職位要求雙語普通話/粵語和英語的能力和以前的相關工作經驗。清潔管理人將保持大樓清潔，周邊地區和車輛的清潔包括而不限規定廚房、走廊、洗手間、清除垃圾，戶外包括窗、圍牆、掃雪；申請人需要 1 年或 1 年以上的經驗和基本的閱讀和數學技能。維修技術將負責維修和修理各種 Project HOME 項目的建築；申請人需要 2 年上的維修技術經驗，高中文憑，Microsoft Office 的知識，一個有效的駕駛執照，可靠的運輸，以及工具認識。接待員將成為客人來訪的接待員，並根據需要協助其他的工作人員；該職位需要優秀的客戶服務，辦公室技術和技能。請參閱網站有關詳細工作信息。

此外，還有網站未列出的住房服務員，這需要雙語普通話/粵語和英語能力和學士學位。住房服務員提供協作跟進住戶，尤其是那些有特殊需要的，以及擔任住戶的倡導者與小組連繫。有興趣申請請直接聯繫 Rachel Mak at 215-922-2156 rmak@chinatown-pcdc.org。PCDC 還提供預約上網申請工作的援助服務。