

HOME BASE



PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

費城華埠發展會

2012-2013 BIENNIAL REPORT

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Message from the Chairman of the Board and Executive Director



*“PCDC and Chinatown
think big! We do not want
to merely survive but
thrive.”*

Dear Friend of Chinatown,

Perhaps PCDC is known best for defending Chinatown from development projects that threatened its survival. Over the past 48 years, PCDC has led residents and friends of Chinatown in defending Chinatown's right to exist. PCDC has fought against and worked with government and private developers to protect Chinatown and to promote this unique cultural treasure within Philadelphia. Chinatown has united to protest the negative impacts of a highway project, a federal prison, a baseball stadium and countless other large and small developments.

But PCDC is not primarily about opposing harmful developments, but about fostering a community that people will want to live in, visit, work in and care about. Chinatown is a business-friendly neighborhood where new, innovative and even edgy businesses find encouragement. Chinatown is also a residential community and a destination for both Asian and non-Asian residents of the Philadelphia region. Chinatown is a tourist destination serving the many people who come for Philadelphia's unique historical and cultural attractions, another interesting piece of the colorful mosaic that is Philadelphia.

PCDC and Chinatown think big! We do not want to merely survive but to thrive. PCDC is working on two major developments – a housing development at 810 Arch in collaboration with Project Home and, our biggest project ever, the Eastern Tower Community Center (ETCC), a mixed-use center of housing, service, commerce and recreation to be built at 10th and Vine Streets.

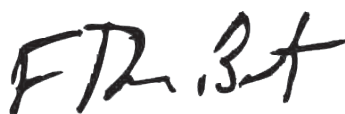
For years, the people of Chinatown have dreamed of a place where children can play, where our elders can gather and where the community can focus. This dream is about to become a reality. Groundbreaking on ETCC will be soon. We are ready to go!

But we have dreams and plans even beyond this big project. PCDC wants to continue to develop and encourage the creation of affordable housing in Chinatown, particularly in Chinatown North, the area north of Vine Street.

Chinatown intends to be a residential and business-friendly neighborhood for a long time. We intend to be a center for Asians in Philadelphia and a place where all of our residents and visitors can experience Chinese American culture and life.

Thanks to all of our supporters for believing in Chinatown and PCDC.

Sincerely,



Father Thomas Betz
Chairman of the Board



John Chin
Executive Director

*“This is
the game
changer
we’ve been
looking
for.”*

- CECILIA MOY YEP, COMMUNITY
ORGANIZER AND PCDC CO-FOUNDER



RECREATION



EDUCATION

ONE COMMUNITY, ONE CENTER
同一個社區，同一個夢想



HOUSING



HEALTH



227,000

TOTAL SQUARE FEET

16,940

COMMUNITY RECREATION
& EVENT SPACE

16,300

HEALTH, SERVICES,
EDUCATION & OFFICE
SPACE

10,000

RETAIL SPACE

143

RESIDENTIAL UNITS

ETCC BY THE BASES



Bridging Communities

創建社區的橋樑

Eastern Tower, a mixed-use space and community center, is on the last laps of a three-year development process and a decades-old vision which has been included in the Philadelphia 2035 Comprehensive Plan. As we look forward to the ground-breaking, we look back on how the idea for the space was interwoven with Chinatown history, the project's different iterations, and the partners who've joined along the way to make this a truly innovative game-changer for Chinatown.

OPENING PITCH

The story of Eastern Tower is one which goes back in Chinatown history. In the 1970s and 1980s, Chinatown growth was hemmed in by several large development projects, including the Vine Street Expressway, which presented a massive physical obstacle. The community continued to grow, however, and youth and senior populations increased, presenting a need for community space in a densely built neighborhood. PCDC, which was founded out of the Vine Street movement, began to plan for a community center. However, financial feasibility studies showed that the building would need to earn its own keep.

SWING, BATTER BATTER

In the 1990s, as property values increased, affordable housing became scarce, while the area north of Vine Street fell into disuse. Since then, as Chinatown has continued to grow into a regional hub for Asian life and culture, the need for social services, recreation and housing space has increased. PCDC went back to the drawing board to incorporate these additional needs, and found that a mix of private uses could successfully subsidize the community space.

GO BIG OR GO HOME

Faced with multiple community needs and the need for a financially solvent space, PCDC created an ambitious vision of a multi-use community space. This space would fit many users: it would provide a home base for recreation, youth and senior programming, a center of health, family and education services, and a hub for social and cultural events. It would provide an influx of quality housing to meet the demand from retirees looking for a place to grow old, immigrants looking for a place to call home and professionals working in Center City. Finally, it would institute a critical mass of businesses and residents to spark revitalization and job creation on a blighted corridor, and a lodestar for international investment.

LEADERSHIP IS A TEAM GAME

Along the road, PCDC has found partners and local support to develop the largest, self-sustaining community development project in Philadelphia. Multi-year general operating funding from the Wells Fargo Regional Foundation and a 10-year partnership with Tenet Hahnemann University Hospital through the city's CDC Tax Credit Program enabled PCDC to carry out its mission while going through predevelopment. In 2011, PCDC signed a co-developer agreement with JNA Inc., a real estate consulting and financing company with experience in large-scale, mixed-use projects and institutional local partnerships.

HOME BASE

From day one, ETCC will meet the needs of a community which has transcended the traditional place-based definition of a community and become a hub for a widespread Asian immigrant population. PCDC has spent much of its history ensuring Chinatown's survival. It now looks towards ensuring its success.

Neighborhood Planning 社區規劃

Looking to the Future 展望將來

Since PCDC was founded in 1966, it has led the discussion on planning and land use in the Chinatown neighborhood. In 2004, we created the Chinatown and Callowhill Neighborhood Plan, the result of a community-driven, 18-month process. Many of the key initiatives of this plan center on bridging the neighborhood over the physical obstacle of the Vine Street Expressway, as well as shepherding future physical development. In 2012 and 2013, we continued to focus on enhancing this connection, advocating for zoning to support the Chinatown community and developing affordable housing.

Chinatown has some of the lowest levels of public space out of all the neighborhoods in Philadelphia. In 2012 and 2013, PCDC continued to promote new and innovative uses of public space through events and promotions. We developed programming on a new public space, the 10th Street Plaza, starting with the first Chinese New Year Flower Market, an outdoor market which offers traditional new year flowers, candy and decorations. We continued to program this space during the Night Market, when attendees enjoyed a live DJ and a mini craft market on the Plaza; it was a welcome respite from long food truck lines. In summer 2013, we also highlighted potential uses for public space through the creation of temporary street furniture space called a parklet. We also coordinated the

permitting process for Asian Arts Initiative's Pearl Street Project in 2013, using creative placemaking to spark new discussion about a blighted street.

PCDC continues to make headway on affordable housing in both Chinatown Core and Chinatown North. In partnership with respected developer Project HOME, PCDC is developing an affordable housing infill project at 810 Arch Street. Half of the units are reserved for the formerly homeless, with in-house rehabilitation programs available in the building. PCDC is also planning 15 units of scattered-site affordable housing in the Spring Garden area north of Chinatown as part of a long-term series of developments. These projects will tackle blight and provide quality affordable housing in a neighborhood of choice.

PROJECT I: 810 ARCH STREET



A partnership with local CDC Project HOME will bring housing, services and training for low-income immigrants and the formerly homeless.

Location: 810 Arch Street
Project type: New construction
Usage: 94 residential rental units, 10,000 SF community space, 2,500 SF retail space
Financing/budget: LIHTC, \$22.5 million
Development stage: Financing

PROJECT II: SCATTERED SITE HOUSING



With a new partnership with the PHA, PCDC will develop low-income apartments and implement quality residential housing to meet the needs of families.

Location: 600 block of N 12th Street
Project type: New construction and rehab
Usage: 15 Residential rental units
Financing/budget: Private equity and permanent loan, \$1.9 million
Development stage: Predevelopment

PROJECT III: CHINATOWN PARKLET



Chinatown has one of the least amounts of public space of all the city's neighborhoods. A parklet provided a pedestrian oasis on a busy commercial corridor.

Location: 10th and Cherry Streets,
June to November (seasonal)
Project type: Greening
Usage: Public Space
Financing: Mayor's Office of
Transportation and Utilities
Development Stage: Complete

PROJECT IV: INCLUSIONARY ZONING



As Chinatown property values continue to rise, inclusionary policies provide a continued influx of affordable housing, preserving the neighborhood's role as a gateway for recent low-income immigrants. PCDC has worked to ensure private developers include affordable units in each residential project. In 2012-2013, PCDC negotiated with developers to provide 19 units of quality housing for low-to-moderate-income residents.

Economic Development 經濟發展

Creating a Regional Destination

建立區域目的地

PCDC's commercial corridor model focuses on organization, design, promotion, economic restructuring and public safety/clean and green.

CLEAN CHINATOWN CAMPAIGN

In 2012 and 2013, PCDC had great success in tackling the longstanding illegal dumping and littering issues in Chinatown. We are proud to announce that our neighborhood is finally clear of major dumping sites. We also continued the \$1-a-Day campaign, a partnership between the community and city which combines a street cleaning program with education and enforcement.



PROMOTION

PCDC continued its well-oiled line-up of events promoting the neighborhood, including the now-annual Chinatown Night Market, a smorgasboard of citywide and local food vendors and performers which attracted 25,000 visitors in 2013. Other promotions included the new Flower Market, a winter market which offers traditional goods sold during the Chinese New Year season, and the Asian American Heritage Month Festival. These promotions have united our small businesses and encouraged a community-based rather than individual mindset.



“The new Chinatown, delectably diverse”

Philadelphia Inquirer, 1.12.2014



“Battle heats up among Chinatown bubble tea shops”

Philadelphia Inquirer, 9.3.2013



“A ‘Dollar a Day’ to keep Chinatown clean”

Philadelphia Inquirer, 4.19.2012



“Best moveable feast: Chinatown Night Market”

My Metro, 12.17.2012

“Icon of Chinatown overlooked no more”

PlanPhilly, 6.14.2013



“Planting seeds of hope in Chinatown”

Philadelphia Inquirer, 1.5.2012



“Nurturing traditions for Lunar New Year”

Inquirer, 2.10.2013



“This year’s final Night Market takes over Chinatown”

Philly.com, 10.01.2013

“A pearl of a neighborhood near Center City”

Daily News, 9.24.2013

Main Street by the Numbers



17

new or expanded
businesses in
2012-2013

Revival

19,487

square feet of lots cleared of
illegal dumping



187

average **hours**
spent cleaning
per block per year

Renewal

26



servsafe graduates who received
licenses to handle and serve food in
2013



\$11,610

average facade improvement
grant received for applicants
in 2013



35,000

attendees per year who came
to promotional events such as
Chinatown Night Market and
Asian American Heritage Month

Reconnection

"An impressive wave of recent new development... has turned Chinatown into one of Philadelphia's most dynamic and fast-evolving dining districts."

-- Craig LaBan, Philadelphia Inquirer food critic in
"The New Chinatown, Delectably Diverse"

ORGANIZING

PCDC continued to rally business owners to pool resources and brainpower. It brought city resources. It matched Joel Berman, Esq. and this free Philadelphia VIP Legal clinic with business clients needing legal advice. In 2012, PCDC introduced bilingual ServSafe food handling classes to Chinatown. In 2012 and 2013, 26 business owners obtained licenses.



DESIGN

Storefront design is not only an aesthetic choice but a practical business decision. PCDC helped assist business owners to apply for City resources to replace aging awnings, windows and other building elements. PCDC staff demystified the process, and walked business owners through applying, contracting, implementation and follow-through.



ECONOMIC RESTRUCTURING

PCDC continued to work with new business owners to promote their businesses, especially those, which brought a new mix to the corridor, stabilize struggling businesses, and promote growing businesses.



State of Chinatown 華埠狀況

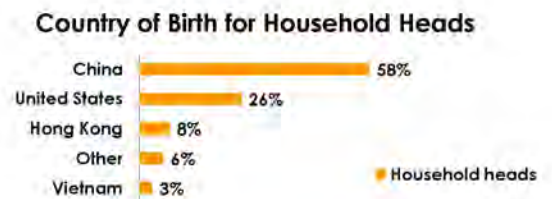
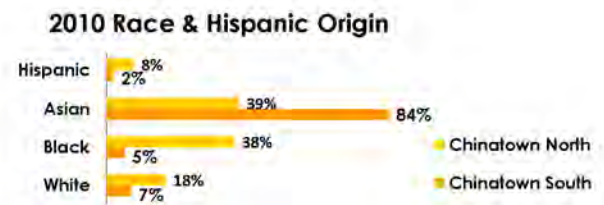
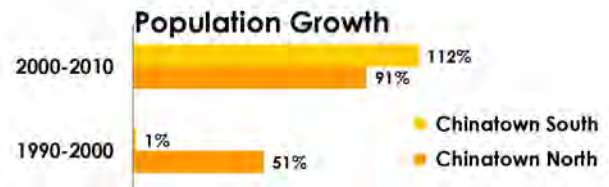
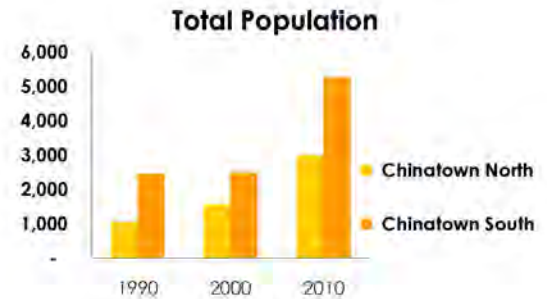
Home Base 家庭基站

As Philadelphia and Center City continue on their paths of transformation, so does Chinatown. In the past 25 years, downtown revitalization and changing immigration patterns have brought both new strengths and struggles.

The march of Center City's progress produced a building boom and soaring property prices in Chinatown from 2000 to 2010, when 977 market-rate units were built, 80 percent of them condominium units (Census 2000 and 2010). Increased property costs have created hardships for low-income residents and made affordable housing, the lifeblood of immigrant neighborhoods, a high priority. The Chinatown Neighborhood Plan (2004) prioritized growth and development north of Vine Street.

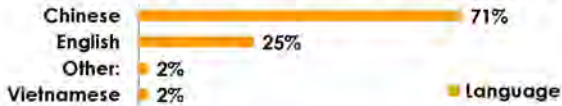
Lack of housing, both affordable and otherwise, have caused new Chinese and Asian enclaves to arise in South and Northeast Philadelphia. New immigrants living outside Chinatown, however, still come to participate in cultural traditions, join social institutions, shop and eat. Meanwhile, rapidly increasing numbers of international students in the city's universities and schools are flocking to Chinatown as a gathering place to socialize, learn and organize around civic engagement issues.

Chinatown remains a gateway for new immigrants and a tightly-knit community of long-time immigrants and their children. From 2000 to 2010, the population more than doubled (2000 and 2010 Decennial Census). 74 percent of Chinatown household heads are foreign-born and 41 percent have lived in Chinatown for more than 10 years (Chinatown Neighborhood Survey 2010). The influx of market-rate housing

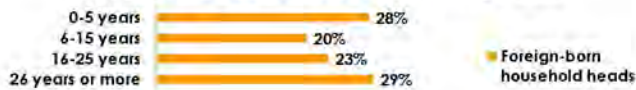


Philadelphia Chinatown is in the midst of a transformation which has broadened, rather than narrowed, its role.

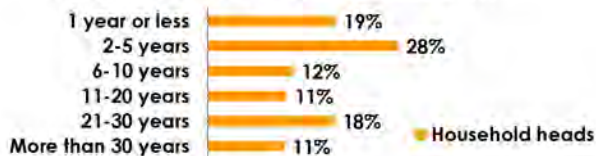
Primary Language Spoken at Home



Length of Residency in U.S. for Foreign-Born



Length of Residency in Chinatown



Sources

U.S. Census: American Community Survey 2006-2010, Decennial Census 2000 and 2010

2010 Chinatown Neighborhood Survey (PCDC & NeighborWorks' Success Measures)

2010 ESRI

did not drive out great numbers of existing residents, but rather, has brought in a new crop of middle-class professionals. Many of these residents are Asian and participate in the continued struggle to protect, preserve and promote Chinatown. The racial make-up of the community continues to be predominantly Asian.

Although median income has risen due to the new influx of market-rate housing, Chinatown continues to struggle with a concentration of extreme poverty. A comprehensive trilingual comprehensive survey conducted by PCDC and NeighborWork's Success Measures in 2010 showed that 41 percent of households report incomes below \$9,999, and 58 percent below \$20,000. Lack of education, training and access to jobs and services have led to AAPIs having the fastest growing poverty rates of any racial/ethnic group since the Great Recession. This rate continues to increase while it slows for other groups (2012 Census American Community Survey). From 2007 to 2011, unemployment among Asian Americans in Pennsylvania increased 300% (Bureau of Labor Statistics 2007 and 2011).

A 2013 report by AALDEF spread foreboding ripples for the future of East Coast Chinatowns. Although many historic Chinatowns face similar predicaments of rising property prices and lack of opportunities for growth, different Chinatowns have responded in different ways. Philadelphia Chinatown is in the midst of a transformation which has broadened, rather than narrowed, its role. Rather than fading away, Chinatown has become a regional hub for Chinese-language services, retail, culture and social organizations.

Family Support Services 家庭支持服務

Family Services by the Numbers



1016
hours
of client service in 2012
and 2013

LANGUAGES
spoken at home



2 part
time
program staff



Types of services provided:

SENIOR ASSISTANCE PROGRAMS
HOME ENERGY SUBSIDIES
PROPERTY TAX ASSISTANCE
MEDICAID
SNAP
UNEMPLOYMENT
AFFORDABLE CARE ACT
TRANSLATION

Serving Basic Needs

提供基本需求

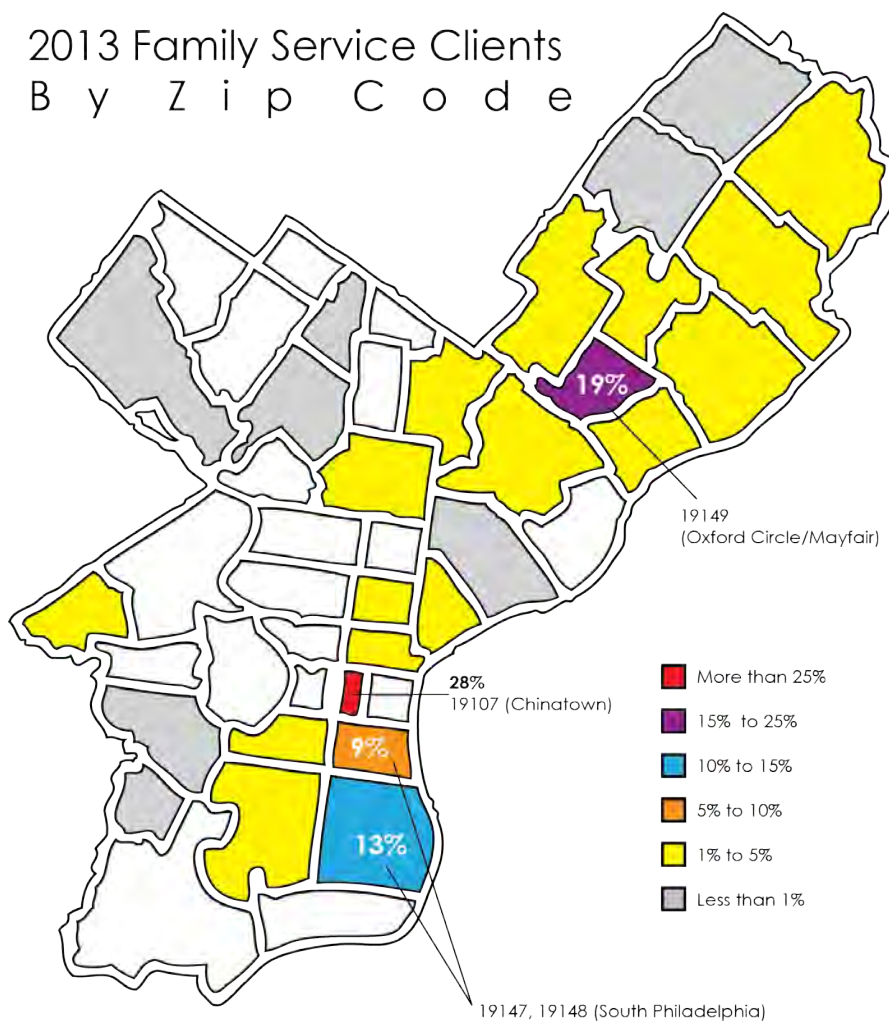
The Family Services Program helps low-income families to meet basic needs such as food and shelter in order to get them on the path to financial stability. Our staff provides bilingual, culturally-sensitive services. Every year, our list of clients expands, a testament to both the increasing need and the growing reputation of our program.

Although we are now more than five years past the 2008 Great Recession, families continue to struggle with prolonged unemployment or underemployment and depleted financial savings. AAPIs have had the fastest growing poverty rates of any racial/ethnic group since the Great Recession, and this rate continues to increase while it slows for other groups (2012 Census American Community Survey). From 2007 to 2011, unemployment among Asian Americans in Pennsylvania increased 300 percent (Bureau of Labor Statistics 2007 and 2011).

For immigrants, cultural and language barriers compound the struggle to access services. Language access continues to be a problem as telephone language lines can only serve the most basic cases and

cannot substitute for in-person, bilingual service. Our clients are unable to navigate the public welfare system on their own, and many are unaware of their own eligibility for income supports. These individuals, particularly elderly and recent immigrants, require a high touch service – translation of not only the English language, but cultural norms and government and financial systems and processes.

2013 Family Service Clients
By Zip Code





Chinatown Homeownership by the Numbers



90% of clients have
no credit history



89% of our clients are
very low-income (<50%
of Area Median Income)

property tax rebates
energy savings

home insurance
creating a financial plan

tenant rights and risks

steps to
homeownership



15 average
number of
workshops
offered per
year



of clients are
**Limited English
proficient**



16 new homeowners
in 2013

"The concept of credit institutions runs against many Asian cultures. And building good credit from zero credit isn't a one-shot process: it takes years and many, many little steps. But as lending standards have tightened, our educating and counseling new immigrants becomes even more crucial."

- Rachel Mak, Program Manager

Establishing Roots 創建家園

Affordable housing is the lifeblood of an immigrant community. Housing provides individuals access to jobs, services and retail goods in their native languages and culture. The Chinatown Homeownership Initiative was created in 2005 to help low-and-moderate immigrant families establish roots and build wealth through homeownership, rental and financial literacy counseling. We offer one-on-one bilingual, culturally-competent counseling and educational workshops to help families understand and build credit, manage their finances, move out of substandard housing, secure quality rental housing, and understand the process of homeownership. Our typical client is completely unfamiliar with how to navigate the complex processes of banking, credit and homeownership. Traditions of a cash-based culture and poor economic circumstances require us to walk them through each step.

In 2013, we implemented rental housing education and fair housing advocacy into our mix of program services. Many of our clients live in substandard rental housing and struggle to find affordable quality rental housing – a situation exacerbated by shrinking rental vacancy. In addition, most of our clients do not understand their rights and risks as renters. To address this issue, we added rental workshops to our existing itinerary of housing education workshops. We also participated in National CAPACD's National Fair Housing Media Campaign, outreaching to our local network of clients about fair housing issues and resources to help overcome fair housing obstacles. In total, we served over 400 clients, including 130 individuals who received one-on-one counseling, with only one full-time housing staff person.

PROFILE: THANH PHAM, COMMUNITY PARTNER



On April 30, 1975, the Vietnam War ended and the country was taken over by the North Vietnamese Army. On the same day, 7-year-old Thanh Pham, his parents and all six siblings were rescued by the U.S. military. Mr. Pham has never lost his sense of good fortune, stating, "I'm one of the first generation [of refugees] to receive these amazing opportunities in America." For the past 5 years, as a State Farm agent, Mr. Pham has been a frequent guest speaker at PCDC's housing counseling program's workshops. He says that he sees the greatest need for the Asian community are in the areas of housing and insurance education. Of his Asian clients, he says, "When they see me talking about it, it makes them feel at ease. I don't think anyone ever sat down and explained it to me. Even my parents still ask me questions. And I explain to them, 'Here's why, mom and dad.'"

Giving Chinatown a Voice

給予華埠聲音

At the heart of PCDC's mission is empowering members of the Chinatown community. In 2012-2013, PCDC continued to work with local residents to enable them to take ownership of issues which impact them.

The City of Philadelphia's Actual Value Initiative (AVI) reassessed all the property values in the city. Low-income neighborhoods in gentrifying areas such as Chinatown were strongly impacted. Many property owners saw their taxes rise drastically. For the low-income, such a sudden significant increase imposes financial hardship and threatens the viability of a housing market for this population. PCDC staff helped more than 165 people apply for two waves of tax appeals. PCDC also worked with 61 households in two affordable housing developments, Hing Wah Yuen and Sing Wah Yuen, to appeal their assessments. The low-and-moderate income housing had deed restrictions which limit the market value, but homeowners in these developments would have seen their taxes rise up to 600 to 700 percent. PCDC communicated with various members of the BRT, OPA, local real estate professionals and the Regional Housing Legal Services to help homeowners create a strategy for collective appeal. PCDC also met with Kevin Gillen, Senior Research Consultant from the Fels Institute of Government and a respected

national voice on real estate economics, to discuss the homeowners' situations. The majority of these homeowners received a drastically lower reassessment.

In 2012, the PA Voter ID Law proposed to impose strict ID regulations on voters which would have prevented many potential immigrant voters. PCDC held a press conference to broadcast the concerns of the Chinatown community. The conference was attended by prominent English and Chinese-language local news outlets, including WHYY, the Philadelphia Inquirer and Metro Chinese. In addition to educating the public, PCDC outreached to the local community. In the month leading up to Election Day, PCDC sent dedicated volunteers to the corridor to help register voters and inform the public of their voting rights.

The coming of casinos to Philadelphia has deeply impacted the Asian community, for which gambling is a culturally embedded pastime. PCDC has concentrated its efforts on remediating the negative effects of gambling addiction and combating the cultural stigma against mental health treatment. In 2012 and 2013, PCDC worked with the Department of Behavioral Health and Intellectual Disability to educate the Asian community on the impact of gambling addiction and resources for help. PCDC partnered with licensed mental health counselor Helen Luu to speak on this topic at the annual PCDC Expo in both 2012 and 2013.

165 number of individuals PCDC assisted to apply for First Level and/or Second Level AVI appeals

100% of homeowners in Chinatown's Hing Wah Yuen mixed-income development who received a revised proposed property assessment, as a result of an appeal process led by PCDC

12 media outlets that attended PCDC's Voter ID press conference

272 community members who demanded housing as a human right from 2012 presidential candidates as part of Home For Good campaign

FEATURE: STRATEGIC FUNDING COALITION

In 2013, PCDC kicked off a strategic funding coalition with Cambodian Association of Greater Philadelphia (CAPG) and Boat People SOS-Delaware Valley (BPSOS). With funding support from United Way and The Philadelphia Foundation, the three organizations will be working with a development consultant to develop jointly funded programming and partnerships throughout 2014. The purpose of the coalition is to draw attention to Asian American issues in Philadelphia, develop greater organizational capacity to meet mutual needs and increase efficiencies of program delivery to these communities.



Teen Club 青少年項目

A Safe Haven for Youth

青少年的港湾

Immigrant youth often find themselves without a guide or mentor in a new culture and academic, financial and government systems. Their parents, who often work long and late hours, are unavailable or unable to provide guidance. Lack of academic services, due to Philadelphia School District budget cuts, and lack of programs for immigrant youth leave them anchorless. Limited English Proficient students are already at a disadvantage in school. Without intensive help, they will fall further and further behind. As immigrant students increase in number, this need continues to grow.

Lack of help for immigrant youth leads to lack of expectations and makes our children feel like they have no opportunities to dream. PCDC's Teen Club challenges youth to aspire

towards excellence in life, become leaders and establish their own cultural identity. The program offers SAT prep classes and homework help four days a week with bilingual instructors, college visits, regular community service opportunities and weekly gym nights. It is a safe haven where youth feel comfortable asking for help surrounded by peers who share the same struggles, both academic and cultural. For many of these young people, it is a home away from home.

The program has rapidly expanded. In 2013, we served 194 teens, 60 percent more youth than the previous year. In order to meet demand, we added three teachers to the SAT program and two additional classes. Apart from limited staff management and administrative help, the program had no paid staff and only five volunteers, all of whom are first or second-generation immigrants.

159%
GROWTH IN NUMBER
OF SAT STUDENTS
FROM 2012 TO 2013

**Writing,
Math &
Reading**
WEEKLY CLASSES

14
VOLUNTEER
OPPORTUNITIES
FROM 2012-2013

4
COLLEGE STUDENT
INSTRUCTORS

MEETING A CITYWIDE NEED

Our teens come from every corner of Philadelphia to participate in Teen Club. They come from 22 different high schools and 22 different zip codes, from Somerton to Point Breeze to Olney. The Chinatown Social Services Needs Assessment of 2007, conducted by Philadelphia Safe and Sound and commissioned by PCDC, found that youth development programs, particularly for older adolescents, are urgently needed in Chinatown and for Asian youth in Philadelphia. Despite a six-fold increase in the number of Philadelphia's youth programs and development opportunities since 2001, only 1 percent of the city's Teen Center participants are Asian.



XIUMIN NI, SENIOR

"This is my last year of high school. I haven't taken the SAT test yet but studying for the test was the reason I came here. It helps to have teachers who can explain things to me in my language."



XIANG ZHENG, PHILADELPHIA HIGH SCHOOL, SENIOR

"I joined Teen Club because I wanted to learn more about the SATs and know more friends. Also, one of the instructors studies sociology, so I can learn what's going on in the world and more things about the American culture."



TINGHUA QIU, WEST CATHOLIC HIGH SCHOOL, JUNIOR

"I have enjoyed the time I spend in Teen Club interacting with my teachers and other students. I like just having conversations with them. Last year we went on a trip to New York and I really liked it. They also give us a chance to help out in the community."



ZHIWEI LIN, ROMAN CATHOLIC, JUNIOR

"I came here to improve my SAT test and the classes have been helping me a lot. It helped me to improve my test score. Before, I felt like I didn't know how to prepare on my own or where I could go to get help."

Housing discrimination remains widespread

Immigrants, the disabled, and families with children are those most often on the receiving end.

By Alan J. Heavens
INQUIRER REAL ESTATE WRITER

Nearly 70 percent of the nation's community-based organizations say housing discrimination continues unabated, especially against immigrants, disabled people, and families with children, results of a recent survey indicate.

Nearly 550 community groups surveyed in April by the nonprofit advocacy organization Consumer



John Chin of the Philadelphia Chinatown Development Corp. says many don't even know they've been victims. DAVID MAIALETTI / Staff Photographer

aware of it, owing to their limited proficiency in English.

The language barrier creates difficulties for immigrant renters in understanding the terms of leases and in being fully aware of living conditions before moving in, and they often face the "possibility of eviction without knowing their full rights" under the law.

For homebuyers with limited English, "there are often issues with the terms of the purchase of the property and [they] are often made to pay unnecessary costs" to acquire their houses, Chin said.

Not only do language issues make it difficult for immigrants to find competitive mortgages, many



項目主要負責人

東方大廈項目的主要負責人為PCDC的John Chin和項目管理總監Andrew Toy，兩位在社區發展項目籌劃和管理經驗。John Chin是項目總監，長期致力於費城華埠的發展，策劃了多個費城華埠實業項目和改善費城華埠的全局發展具有獨到的見解和經驗。Andrew Toy主要負責東方大廈的融資和開發。在此之前，他擔任The Enterprise Center的高級主管，幫助費城小型個體戶和



費城華埠夜市湧萬人

圖與文

夜市攤位以西式飲食為主，還有中國、越南、日本等東方口味

記者劉麟



Changing Skyline By Inga Saffron

INQUIRER 10/1

A game-changer to boost Chinatown

A 23-story tower planned at 10th and Vine Streets can stitch together the neighborhood's two halves and push Center City's success northward.

KlingStubbins

If you look at the whole of Philadelphia's architectural output over the last two decades, it becomes clear that much of the effort was about repair and recovery. Neglected neighborhoods were rediscovered, dilapidated houses were renovated, empty lots filled in.

The most intensive repair has already occurred in Center City's neighborhoods. Downtown is now in such good physical shape, and has so few vacant building sites left, that the reclamation has shifted to the ring of neighborhoods beyond Philadelphia's tradi-

tional core, to places such as Graduate Hospital and Northern Liberties. There are stubborn pockets of resistance though: Chinatown North is one of them.

It has been nearly 30 years since Philadelphia's Chinatown began dreaming of expanding its boundaries and lining up with the scattered outposts around Holy Redeemer Chinese Catholic Church, perched along the rim of the I-676 canyon at 10th Street. But the crosstown expressway also proved to be a formidable barrier. See SKYLINE on D5

Partnership brings Chinatown housing

The local development agency and Project HOME are teaming up near Eighth and Arch Streets.

By Jennifer Lin
INQUIRER STAFF WRITER

ry, 94-unit apartment house.
It's a unique collaboration between the Philadelphia Chi-



At Chinatown's 10th Street Plaza, Gluxin Wang (left) shops for flowers Saturday before Lunar New Year. Philadelphia Chinatown Development Corp. started the flower market last year. MICHAEL BRYANT / Staff Photograph

Nurturing traditions for Lunar New Year

Ancient rituals for Asian Americans' beauty, longevity, luck.

Chinatown's clean sweep

"Dollar a Day" antilittering campaign is giving a boost to neighborhood.

By Jeff Gammage
INQUIRER STAFF WRITER

The morning after the big Philly Spring Cleanup, the streets of Chinatown are tidy — but Susan Chung is trying to buff them to a high gloss.

She sweeps cigarette butts from a curb, digs a cup out of a concrete planter, then loads up a dozen red plastic bags, some of them spilling food and dripping liquid, that have materialized on the sidewalk.

Chung, armed with a broom, dustpan, and rolling trash cart, is a key part of the Philadelphia Chinatown Development Corp.'s new effort to beat back litter — an under-



Susan Chung, member of the Chinatown cleanup crew, patrols the streets, collecting trash on the sidewalk. ALISA SUHA / Staff

the intersection, a sidewalk vendor sold fresh greens and scallions. Another displayed his wares of sandals, stockings, and underwear on overturned plastic milk cartons. Chung swept under the big neon sign of David's Mai Lai Wah Restaurant and Noodle House, a neighborhood mainstay, then worked her way west, broom and dustpan in hand. She reached a problem area near 11th and Cherry, a space defined by a vacant storefront, parking lot, and alley.

Beneath a sign saying "No Dumping — \$300 fine," people had dumped plastic bags filled with trash.

費城 PHILADELPHIA
海華都市報 A
Metro Chinese Weekly 第306期
2012年12月14日 農曆壬辰年十一月二日 星期五
Phone: (610) 617-8890 Fax: (610) 482-9220 MetroChinese@yahoo.com Address: 924 Cherry St., Suite 203, Philadelphia, PA 19107

費城市長天津之行
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新法以免權益受損 2012年7月9日 星期一 例 須出示有照證件

費城華埠發展會
(CDC) 於日前向
投票時須攜帶

華民費城報

in D. Magpansay) 亞裔過去十年。是 際，而且投票意識 法規對部分英語能 會造成影響。 會執行主任陳國賢 鼓勵華埠民衆參與 選民登記。希望華 費城亞太裔律師 亞呼羅亞亞社區團



主辦單位講解費城公民投票新法例，投票時選民須出示附有照片的證件。右 為華埠發展會執行主任陳國賢。

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2013 Chinese New Year Celebration



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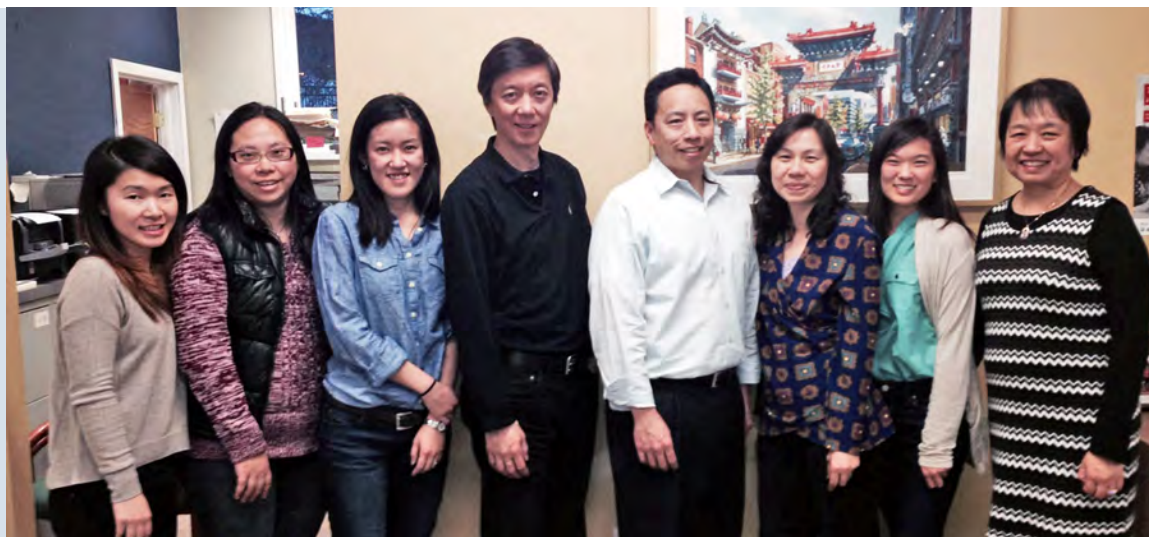
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