

Philadelphia Chinatown Development Corporation

Celebrating 50 Years

of Community Building and Transformation

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Biennial Report
2016-2017

Celebrating 光輝

Since 1966

The Philadelphia Chinatown Development Corporation (PCDC) was founded in 1966 by a single mother of three, Cecilia Moy Yep, determined to save her home from being demolished by the Vine Street Expressway Project. Under Yep's leadership, PCDC was successfully able to negotiate a scaled-down Expressway.

PCDC has since grown to serve the community in not only civic engagement and neighborhood planning, but also as a trusted provider of bilingual English-Chinese resources for small businesses, families, seniors, and youth, assisting over 2,000 individuals annually.

On the evening of May 6, 2016, over 470 guests assembled at the National Constitution Center to celebrate PCDC's 50th Anniversary. The Gala featured guests of honor David L. Cohen, Senior Executive Vice President & Chief Community Development Officer, Comcast Corporation, recipient of PCDC's Community Service Award; Sister Mary Scullion, Founder, President, and Chief Executive of Project H.O.M.E., the keynote speaker; and Gordon Chin, Founder of the San Francisco Chinatown Development Corporation, the honored guest speaker. Other honored attendees included Mayor Jim Kenney, Councilman Mark Squilla, Senator Larry

Farnese, Representative Michael O'Brien, and Mistress of Ceremonies Tracy Davidson.

The Presenting Sponsor of this event was Comcast, and the Diamond Sponsor, PECO, featured a celebratory message in their iconic crown lights.

PCDC's 50th Gala was a community celebration. The 50th Anniversary Gala brought together longtime champions of affordable housing and community building to celebrate the results of decades of good work done well.

50 年 Years

of Community Building and Transformation



“Our mission is to **preserve, protect, and promote Chinatown** as a viable ethnic, residential, and business community.”



Table of Contents

A Message from the Chair and Executive Director	1
The State of Chinatown	2
The Eastern Tower Community Center	4
Groundbreaking	
Overview of Fundraising Strategy	
North 12th Family Homes	8
Neighborhood Planning and Advocacy	10
The Neighborhood Planning Process	
Neighborhood Plan Major Goals	
Chinatown Connections: Safe Routes to Schools and Parks	
“Every Place Counts” and Reviving Vine Street	
Affirmatively Furthering Fair Housing (AFFH)	
Economic Development	14
Promotions	
Street Cleaning	
Community Organizing	

Housing Counseling	18
PCDC Joins PHFA Network	
PCDC Housing Counseling Mission	
Family Support Services	20
PCDC EXPO	
The Affordable Care Act	
Volunteer Income Tax Assistance (VITA)	
Youth Services	22
Community Organizing	24
Policymaking for Equality	
Civic Engagement	
PCDC Fights for Your Rights	
Chinatown in the News	26
The PCDC Team	28
Donors and Supporters	29



A Message from the Chair and Executive Director

Dear Friends of Chinatown,

2016 and 2017 were landmark years for PCDC and Chinatown.

During this time, PCDC was challenged to preserve Chinatown's identity as the neighborhood demographics and landscape rapidly changed. Chinatown's population rose 130% from 2000 to 2010 although the proportion of Asian residents dropped from 72% to 54%. Housing costs skyrocketed and remain significantly higher on average in Chinatown compared to the rest of City, troubling for a community founded as a haven for the low-income, new immigrants, the underprivileged and underserved.

In 2016 and 2017, through concerted community effort, PCDC was able to address these concerns for Chinatown's future. PCDC is successfully establishing a community space—in our flagship project across the Vine Street Expressway—and a plan of action to ensure that Chinatown remains an authentic cultural resource and a place of opportunity for all.

In 2016, PCDC celebrated its 50th year as Chinatown's advocate and resource hub. PCDC is the oldest Asian community development nonprofit in the nation, and we were honored to have our supporters from across the nation join us in celebrating this important anniversary.

In 2017, the Eastern Tower Community Center, Chinatown's first community center 10-years in the making, reached financial closing and broke ground. The Community Center will be the tallest high-rise in Chinatown and a twenty-story icon in Center City. It will be our long-awaited hub for our Chinatown community, bringing with it community event space, cultural art, and Chinatown's first community indoor recreational space, including two full-size basketball courts to host home games for our Philadelphia Suns.

All of PCDC's programs and services saw significant evolution and growth across these two years, launching innovative programs to meet changing needs of our community. After a year-long planning process and years of collaborative work evaluating Chinatown's needs, the release of the 2017-2022 Chinatown Neighborhood Plan will serve as a valuable guide for PCDC's future work. The Plan presents a community vision for Chinatown and the steps needed to make that vision a reality.

PCDC is a small yet vital organization in Chinatown. We thank you for your support, which empowers our staff to generate projects, programs, change, and impact that continue to make our community a leading example of equitable, self-determined development.

Sincerely,



Margaret Chin
Chairwoman of the Board



John Chin
Executive Director

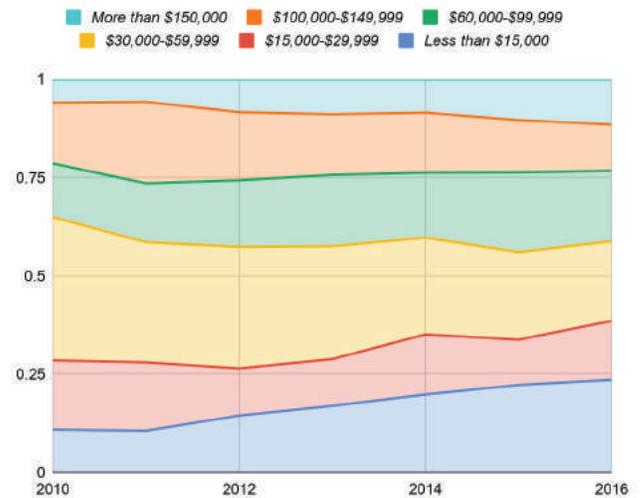
The State of Chinatown

As one of the most well-known neighborhoods in Philadelphia, Chinatown has experienced a significant influx of new residents in the past several years. The population growth from 2010 to 2016 was estimated to be 30%, growing from 3,944 to 5,621 persons. However, the number of Asian and Pacific Islander Americans only increased by 51 persons (2.6%), representing only 3% of this overall population growth. In contrast, the white and Hispanic/Latinx populations both doubled in the same time period and accounted for the majority of the overall population growth.

In the context of Greater Chinatown, white residents are estimated to have overtaken Asian Americans as the majority population in the area as of 2014. We observe this phenomenon as part of a larger pattern of Asian Americans moving out of the Chinatown area in favor of other areas in Philadelphia, most notably neighborhoods in Northeast Philadelphia.

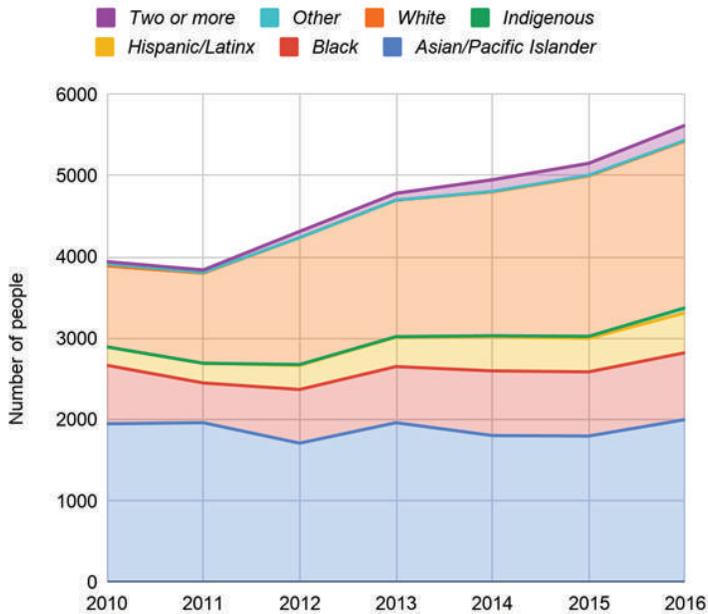
The continued diaspora of the Asian population throughout Philadelphia is an optimistic sign that the city is becoming more livable socially and culturally for Asian Americans. However, it also suggests that a possible obstacle for PCDC moving forward may be in our continued ability to serve these Asian Americans who are leaving Chinatown for one reason or another, whether they be economic displacement or dreams of suburban American life.

Income Distribution 2010-2016

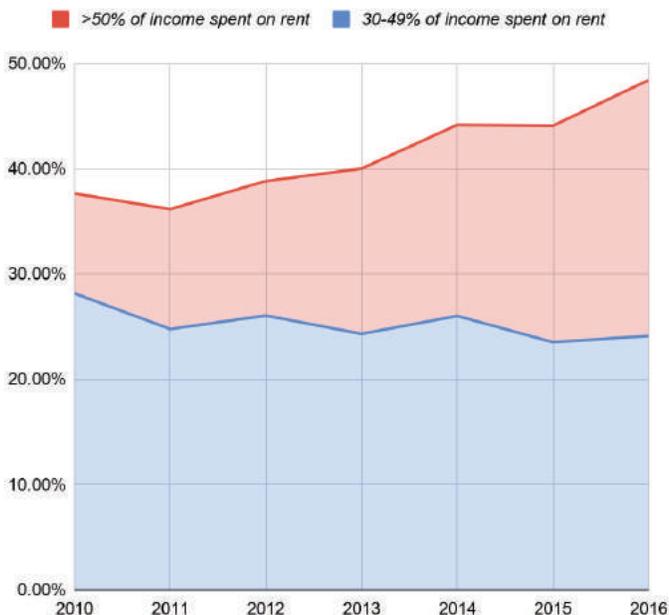


Data retrieved from the U.S. Census and American Community Surveys, 2010-2016

Demographic Change 2010-2016



Increasing Rent Burden 2010-2016



Chinatown has openly welcomed social and commercial diversity; moving forward, it behooves all local residents and organizations to ensure that safe spaces for all groups -- whether Chinese, Black, Vietnamese, Latinx -- be upheld and protected for the good of everyone living here.

One of the most concerning findings for the Chinatown community is the change in income distribution (far left). The upper and middle classes have remained somewhat constant from 2010 to 2016, but the working class and low income brackets have increased significantly, especially the lowest two representing those with annual incomes lower than \$30,000. To PCDC and other local social organizations, this finding tells us that we must continue to expand access to resources that sustainably assist and empower those most in need. Only then can the dream shared by all immigrants be made possible in these especially anxious times for the marginalized in America.

Perhaps most alarmingly, nearly half of Chinatown residents are rent-burdened—defined by spending more than 30% of one’s income on rent. This measure increased by 10 full percentage points since 2010. In particular, the proportion of people spending over 50% of income on rent more than doubled, and increased by 864% in the Chinatown core. These numbers tell us that it is more critical than ever to protect our community from unreasonable rents that continue to increase unsustainably, especially given the growth of lower-income residents.

The Eastern Tower Community Center

Groundbreaking Changes for Chinatown

The new 20-story building will be the epicenter for new homes, commercial space, and a community center.

On October 20, 2016, PA Governor Tom Wolf announced an investment of \$1.3 million in Redevelopment Assistance Capital Program (RACP) funding for, in part, PCDC's Eastern Tower Community Center (ETCC) Project. Governor Wolf said, "This project will bring the first enclosed recreation center for the community and it will be a wonderful addition to this neighborhood, providing real services and economic benefit to those who live and work here." Rep. Michael O'Brien, an ardent supporter of the project, said, "The creation of a community center serves to unite a community that was cut in half by the Vine Street Expressway."

"The community center project, that has been in the making for over a decade, will be the crown jewel of PCDC's 50-year history," said Cecilia Yep Moy, former Executive Director of PCDC. Yep Moy founded the organization in 1966 to preserve, protect, and promote Chinatown as a viable ethnic, residential, and business community.





Groundbreaking

On Friday, October 6, 2017, PCDC was joined by State Representative Michael O'Brien, Councilman Squilla, representatives of Governor Tom Wolf and U.S. Senator Casey, and more than 200 guests to celebrate the historic groundbreaking of the Eastern Tower Community Center (ETCC).

PCDC, in partnership with local developer JNA Capital, began development in 2011 with a long-held vision for a place for Chinatown's own recreation center and a home court for the Chinatown sports leadership program, the Philadelphia Suns. A uniquely grassroots-driven capital campaign garnered over \$8 million in public and philanthropic funds and significant community support, attracted a diverse array of private investors (including banks and a local CDFI) from the Asian community in the Philadelphia/NJ/NY area, and created a model for inclusive growth in Center City Philadelphia.

The project is designed to address the recreation, housing and services needs of a growing community of both residents and Asian immigrants from the Philadelphia region. Chinatown is a historically low-income, immigrant community. As the Asian population has increased rapidly in the city, Chinatown has also evolved as a hub for many new immigrants who consider the community

as a cultural touchstone and a center of retail, services and anchor institutions. Leases have already been executed for two commercial tenants: Chinatown Learning Center, a bilingual, Keystone STAR 4 preschool and pre-kindergarten program which will add slots in the new space, and a new restaurant concept from a small business owner.

"We're so excited to be a part of this transformational project," said Margaret Anadu, Managing Director who leads the Urban Investment Group at Goldman Sachs. "It not only reactivates a long-underutilized site, contributing to the vitality of this vibrant community, but will also provide much-needed quality housing and community space for Philadelphia's Chinatown neighborhood."

"This project represents the best of non-profit and for-profit collaboration and a team-oriented solution to complex urban development project with an express community development objective", stated Ahsan Nasratullah, President of JNA Capital and GCRC. "It is also noteworthy that GCRC leads the way in successfully bringing foreign investor capital through the EB5 program into community development projects such as Eastern Tower," said Nasratullah.

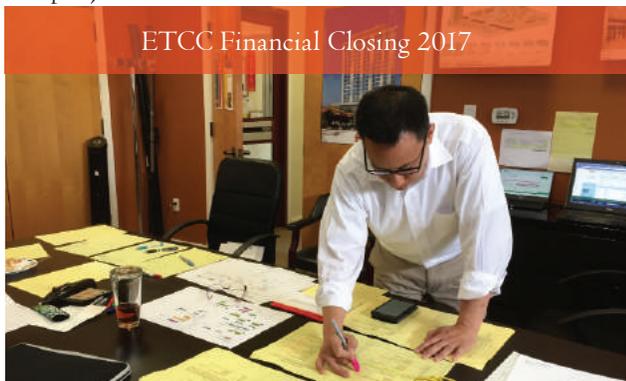
Overview of Fundraising Strategy

Given that the community center will have affordable characteristics without any outside subsidies, the revenue will not generate sufficient cash flow to achieve the expected financial return. As a solution, the Management Team has developed the financing structure on top of a conventional construction/permanent loan.

New Market Tax Credit (“NMTC”) Program

The NMTC program, managed by the Community Development Financial Institutions (CDFI) Fund in the United States Department of the Treasury, was enacted on December 21, 2000 as part of the Community Renewal Tax Relief Act of 2000. The purpose of this program is to increase credit and investment capital for developing small business, retaining jobs, and revitalizing neighborhoods in communities that are economically distressed or consist of low-income populations. The NMTC provides investors (individuals, financial institutions, corporations, etc.) with a tax credit for investing in such communities.

The ETCC will create jobs, offer health services, offer early childhood and school learning, and is expected to create synergies for continued area revitalization. The NMTC financing program matches the goals of the project well. The benefits of the NMTC program are that it brings additional equity through the tax credit and lower interest rate of the debt financing to the project.



\$76
million project

20
story high rise

195,000
total sq ft

21,000
sq ft office space

8,700
sq ft retail space

150
residential units

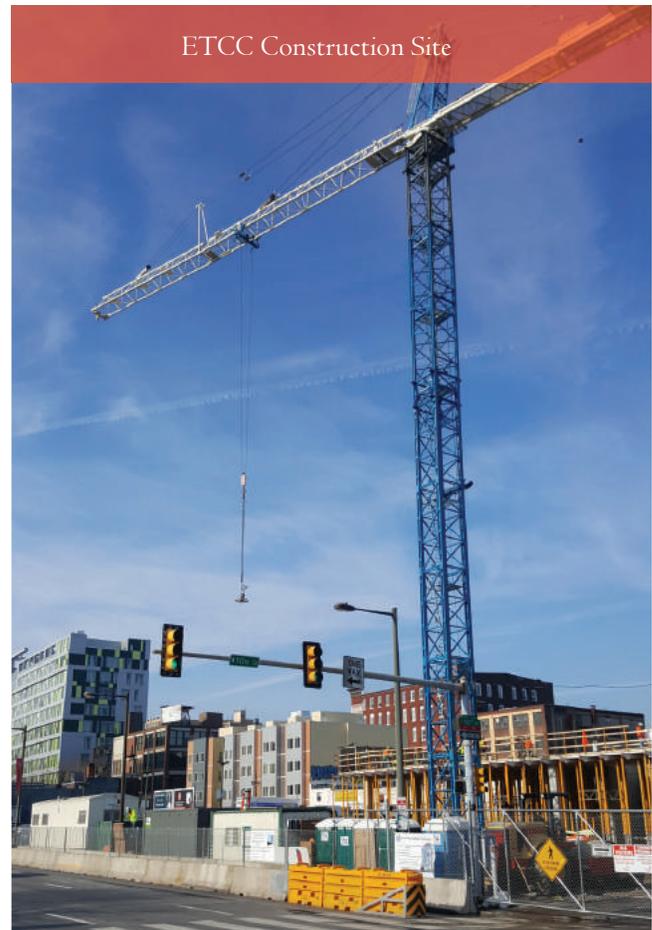
17,000
sq ft community space

Immigrant Investor Program (EB-5 Financing)

The Immigrant Investor Program, also known as “EB-5 Program,” was created by Congress in 1990 to stimulate the U.S. economy through job creation and capital investment by immigrant investors by creating a new commercial enterprise or investing in a job creating business. The EB-5 Program is administered by the U.S. Citizenship and Immigration Services (USCIS). In return for the investment, foreign investors may receive permanent residence visa status with so-called “Green Cards”. As the condition of receiving a Green Card, each investment must create or preserve at least 10 full-time jobs for qualifying U.S. workers within two years. The general minimum qualifying investment amount is \$1 million, and the qualifying investment amount to the Targeted Employment Area, which is a high unemployment or rural area, is \$500,000.

Governmental Grants and Private Donations

The Project is a community and economic development project. This is a private enterprise investment but a local community development organization-driven project. The Mayor of Philadelphia, local Council/elected officials, elected officials of the Commonwealth of Pennsylvania, and the local community are all supporting this project. In addition to the NMTC program and the EB-5 Program that reduce the proportion of the commercial senior debt in the capital stack, direct financial support from the public sector and philanthropic community further enhances the equity side of the ledger. To date, the project has secured about \$150,000 Federal grants, \$3.7 million grant from the Commonwealth of Pennsylvania’s Redeployment Assistance Capital Program, \$1.5 million grant proceeds from various programs under the City of Philadelphia, and \$2 million in philanthropic and individual support. The sponsor is expecting an additional \$1.3 million RACP grant and continues to actively raise funds and seek grants.



ETCC Construction Site

ETCC Awarded Best Financing of 2017

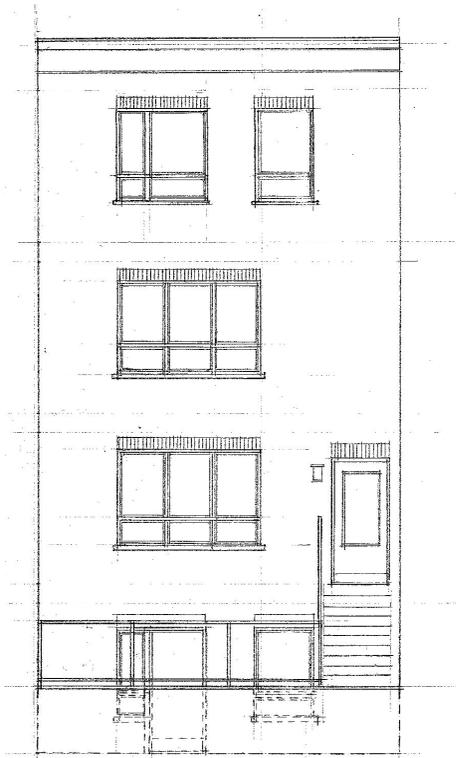


North 12th Family Homes

The North 12th Family Homes project is a 13-unit, affordable rental apartment project located near 12th and Wallace Streets, a 10-minute walk from Chinatown. This project will provide a mix of 1 to 3 bedroom apartments for families. PCDC obtained zoning approval for North 12th Family Homes Project in early 2016, and secured the Federal Home Loan Bank AHP Grant for the project in 2017. PCDC expects to begin the leasing application process in late 2018, and move-in in winter 2018/2019.



4 one-bedroom
8 two-bedroom
1 three-bedroom



624 Rear-elevation



632 Elevation



WELLS FARGO
Date: 12/18/15
Pay to the Order of: Philadelphia Chinatown CDC \$ 70,000⁰⁰/₁₀₀
Twenty thousand and ⁰⁰/₁₀₀
Together we'll go far
Henry Wells

North 12th Family Homes
COMING SOON!
Philadelphia Chinatown Development Corp

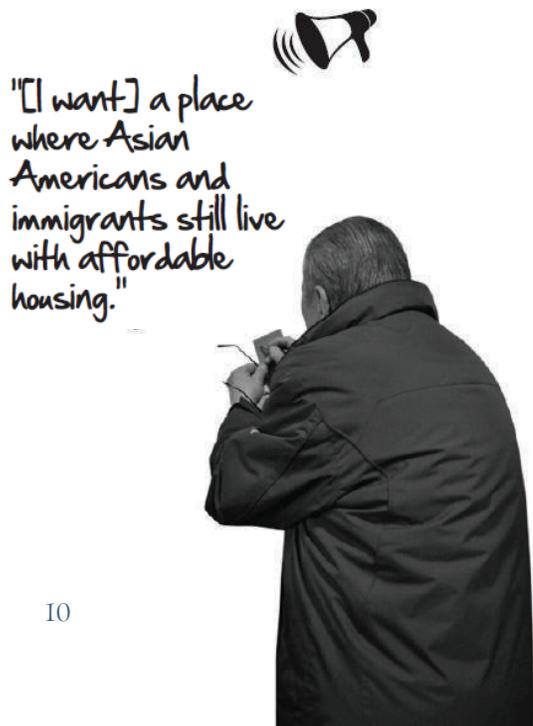
Neighborhood Planning and Advocacy

The Chinatown Neighborhood Plan presents a 10-year Vision for Equitable Development.

The Neighborhood Planning Process

As Philadelphia changes, Chinatown is no different. The core desire of all changing communities – to protect the things that they love about their neighborhood – is the same here as any Philadelphia neighborhood. But Chinatown is different in some ways. The legacy of its founding history, rooted in racial discrimination and injustice, still reverberates throughout the neighborhood's built environment and social and economic relations, and is in many ways unchanged. In order to protect what we love about Chinatown, we must plan for the future with consideration of this legacy.

The Chinatown Neighborhood Plan seeks to strengthen Chinatown as a vital residential neighborhood, a destination commercial district, and a home away from home for immigrants across the city and region. With generous funding from the Wells Fargo Regional Foundation, the Philadelphia Chinatown Development Corporation sought to bring together the voices and perspectives of the communities of Chinatown, Chinatown North and Callowhill, with a targeted effort to engage a hard to reach low-income and immigrant population, to develop a vision for the future of this changing neighborhood.



Given a traditionally hard-to-reach population, including low-income and limited-to-no English proficiency immigrants, we employ a wide-ranging outreach approach to initiate our grassroots neighborhood planning process. It includes hiring bilingual PCDC staff and volunteers, meeting people at the places they naturally congregate in the neighborhood, and using smaller group formats to make residents more comfortable speaking up.

The community engagement process includes on-the-street engagement at local institutions and businesses, collaborative mapping, a door-to-door resident survey, one-on-one interviews, focus groups and two public forums, attracting input from residents as well as stakeholders across the city who are linked to Chinatown.



Neighborhood Plan Major Goals

Housing

By maintaining and developing affordable housing, we aim to ensure that Chinatown continues to be a safe haven for low-income families, immigrants and older adults.

Connectivity

Through redeveloping hazardous streets and intersections around Chinatown to be safer and more pedestrian-friendly, we envision a cohesive and walkable community that promotes health and wellbeing.

Open Space

To promote physical and mental health through active design and social engagement, we will improve community access to open spaces along with creating more public space and community programming.

Small Business & Manufacturing

We recognize the need to strengthen small businesses as the backbone of a thriving Chinatown, so we plan on forming a business improvement district (BID), expanding the commercial district to north of Vine, and supporting zoning to maintain small business and manufacturing.

Community Wellness

We will work on connecting vulnerable and underserved populations to programs that support their health, as well as ensure the organizations that operate these programs are able to do their work effectively.

Coalition Building

We aim to develop and strengthen community networks and leadership to ensure active and meaningful community engagement in the plan's implementation.

Chinatown Connections: Safe Routes to Schools and Parks

On the cold, sunny Saturday afternoon of November 11th, 150 members of the Chinatown community walked across Vine Street, carrying large puppets, banners and signage calling for safe routes to schools and parks.

The Philadelphia Suns' youth lion dancers brought special color and joy to the festivities, weaving through different sections of the parade, and interacting with onlookers. Local organizations marched proudly with their banners. Representatives from the local schools and daycares, including teachers and children, walked in the parade.

The parade started at 10th and Wood Street and ended

at 7th and Race Street, representing the route that local children take from their homes and schools to Franklin Square, the closest green space. At 7th and Race, we celebrated with an open sidewalk festival. Numerous kids participated in our festival activities, with some creating their own screen prints and others having fun blowing giant bubbles.

The “Chinatown Connections: Bridging Our Community” event was organized to increase public awareness about connectivity and safe routes to schools and parks in Chinatown. The recently released Chinatown Neighborhood Plan identifies some key roads that are in need of traffic calming and improvements, including Race Street and Vine Street Expressway. With a community-wide collaborative effort, PCDC will continue working on plan implementation and bring to life the vision for pedestrian-friendly streets in Chinatown.



Community members gather to the streets for the Chinatown Connections parade.

“Every Place Counts” and Reviving Vine Street

PCDC has long championed lessening the Expressway barrier to promote development into Callowhill/ Chinatown North. The Expressway contributed to the loss of 25% of the land that was once considered Chinatown. With the assistance of PCDC, the Office of the Mayor submitted a proposal to Secretary Foxx’s “Every Place Counts” challenge, which was created to “raise awareness and identify innovative community design solutions that bridge the infrastructure divide and reconnect people to opportunity.” Secretary Foxx has long worked to reduce the effects of infrastructure on economically and racially marginalized communities.

PCDC staff was thus excited to hear that Secretary Foxx would be coming to Philadelphia to make an announcement. At the press conference, Secretary Foxx revealed that Philadelphia was one of four winners of the “Every Place Counts” challenge. Other official speakers included Mayor Kenney, Managing Director of Philadelphia, Michael DiBerardinis, and Councilman Squilla.

Winning this proposal gives the Philadelphia Community Team the opportunity to participate in a design session hosted by the USDOT from July 14-15. This workshop will combine the voices of elected officials, urban planners, designers, and members of the affected communities to begin drafting projects that will finally rectify the damage of the Vine Street Expressway.



Affirmatively Furthering Fair Housing (AFFH)

At the end of 2016, the City of Philadelphia and the Philadelphia Housing Authority issued an Assessment of Fair Housing (AFH) report. To prohibit housing-related discrimination because of race, color, religion, sex, familial status, national origin or disability, the U.S. Department of Housing and Urban Development (HUD) adopted an Affirmatively Furthering Fair Housing (AFFH) rule on July 16, 2015. The AFFH rule requires completing an AFH as the first step of affordable housing planning. However, the 2016 report failed to fully recognize the housing needs of Chinatown residents.

Based on PCDC’s experience, the rates of Asian households who have housing cost burdens and experience severe housing issues in Chinatown is much higher than those stated in the report for Asians overall. In addition, these issues are also historically underreported for the Limited English Proficient and immigrant Asian community. Two PCDC staffs, Rachel Mak and Sarah Yeung, spoke at the testimony to urge the City to recognize Chinatown as a community of residents with growing housing needs, and to increase their efforts in working with PCDC.



Economic Development

Growing with Style: Commercial Corridor

Home to over 400 businesses, Chinatown continues to prove itself as a major stepping stone for Asian American and immigrant entrepreneurs.

PCDC's Main Street program encompasses the various needs of Chinatown's commercial district, specifically: **Promotion, Organizing, and Cleaning.**

Promotions

Chinese New Year Celebrations

Starting from 2016, PCDC has partnered with Reading Terminal Market in celebration of Chinese New Year, bringing in martial arts performances, dragon dances, and calligraphy to thousands of visitors. For the past several years, PCDC has also supported the Philadelphia Sun's annual Chinese New Year parade that goes through the streets of Chinatown.

Collaborating with Pan Asian Communities

Over 5,000 people participated in the 2016 Asian American Heritage Month Celebration. As a member of the Pan Asian Association of Greater Philadelphia, PCDC values the multicultural aspects of all Asian cultures.

107
restaurants & bakeries

35
neighborhood retail





Chinese New Year Celebration on Main Street



Chinatown Night Market Ye Shi

Since its creation in 2011, the YeShi Chinatown Night Market has become the largest outdoor event in Chinatown every year. The YeShi is a community-based, outdoor food and entertainment event that highlights neighborhood vendors and performers. In 2017, 57 food vendors, 19 performers, and 140 volunteers participated in the event. PCDC also hosted three vendor workshops with the Health Department and Fire Department to provide insight on preparation for the event. To continue to promote businesses even after the YeShi, in 2017, PCDC also distributed 5,000 'Taste of Chinatown' coupon flyers that included specials from six restaurants.



140
volunteers



20,000
annual attendees



57
food vendors



19
local performers



Street Cleaning

Chinatown Spring Cleanup

Since 2010, the Chinatown community has been actively engaged with the improvement of the neighborhood's streets and sidewalks. 156 volunteers from local schools, universities, and organizations joined together to clean up more than 100 bags of trash during the 2017 Philly Spring Cleanup.

\$1-a-Day

Through the continued support of Chinatown businesses under the \$1-a-Day cleaning program, PCDC is able to employ three staff to clean Chinatown every day of the week. The cleaning staff also report to 311 regularly, citing issues such as illegal dumping, potholes, and graffiti to the city.



Community Organizing

Safety

PCDC works together with businesses, residents, and law enforcement to ensure that the community is safe. In 2017, in response to crimes that occurred in Dynasty Court and a number of businesses, PCDC organized community safety meetings between those affected and the 6th District Police.

52
donating members



5,754
total hours spent



30,090
total blocks cleaned



7,641
total bags of trash

Housing Counseling

Homeownership and building assets are necessary to sustaining a community

PCDC's HUD certified Housing Counseling Program offers Homebuyer Education classes monthly to assist and support homeownership now or in the future. PCDC is the only agency to offer Chinese Homebuyer education within Philadelphia. Clients get a head start to homeownership, which can lead to more favorable options when they decide to become homeowners.

PCDC provides three core housing counseling services: pre-purchase, post-purchase, and rental counseling. PCDC hosts annual community-wide financial expos that feature speakers from banks, mortgage lenders, and realtors, as well as classes and seminars training families in financial literacy and homeownership readiness. PCDC works to place families into affordable homeownership opportunities

In 2016 and 2017, 35 clients went through our pre-purchase counseling and became homeowners. PCDC also added a financial capability component in the housing counseling program to strengthen and educate the community about financial capability.



PCDC Joins PHFA Network

PCDC is proud to join the Pennsylvania Housing Finance Agency (PHFA) housing counseling network as a PHFA approved Homeownership Counseling Agency. With this partnership, more support and resources are provided to us so we can better serve our clients.

PHFA works to provide affordable homeownership and rental options, promotes economic development across the state, and offers homebuyer counseling and education online and through approved counseling agencies, such as PCDC.

PCDC's HUD-certified Housing Counseling Program provides a variety of free housing counseling services to homebuyers, homeowners, and low-to moderate income renters.



PCDC Housing Counseling Mission

Provide counselor-to-client assistance that addresses unique financial and housing issues, as well as focus on overcoming specific obstacles to achieving housing goals such as:

- Repairing credit
- Addressing a rental dispute
- Purchasing a home
- Locating cash for a down payment
- Critical housing topics, such as predatory lending practices, fair lending, and fair housing requirements
- Finding accessible housing for persons with disabilities
- Avoiding foreclosure
- Resolving a financial crisis

PCDC Homebuyer Education classes are available monthly. The workshops cover key topics from budget, credit, saving, responsibilities of being a homeowner, and predatory lending. After completion of this course plus a two hour PCDC one-on-one counseling, you will receive a Homeownership Education Certificate, which will entitle you to apply for a down payment and/or closing cost assistance program.

2017 Housing Counseling Stats

563

clients served

26

workshops hosted

13

new homeowners

Client Spotlight



Mrs. Wu has been a long-term client of Philadelphia Chinatown Development Corporation (PCDC) since November 2015. She and her husband were newly-arrived immigrants when they first came to PCDC for assistance. Our housing counselors provided one-on-one housing counseling to teach Mrs. Wu the process of buying a home. She came to us with no credit history, so we developed a financial plan to build her credit history. Together we developed a budget to reduce expenses and increase savings. PCDC assisted the Wus in applying for utility assistance programs, LIHEAP and PECO CAP. The Wus qualified and applied for Medicaid. For over two years, the Wu family steadily built credit and increased savings by 50% for their future home purchase.

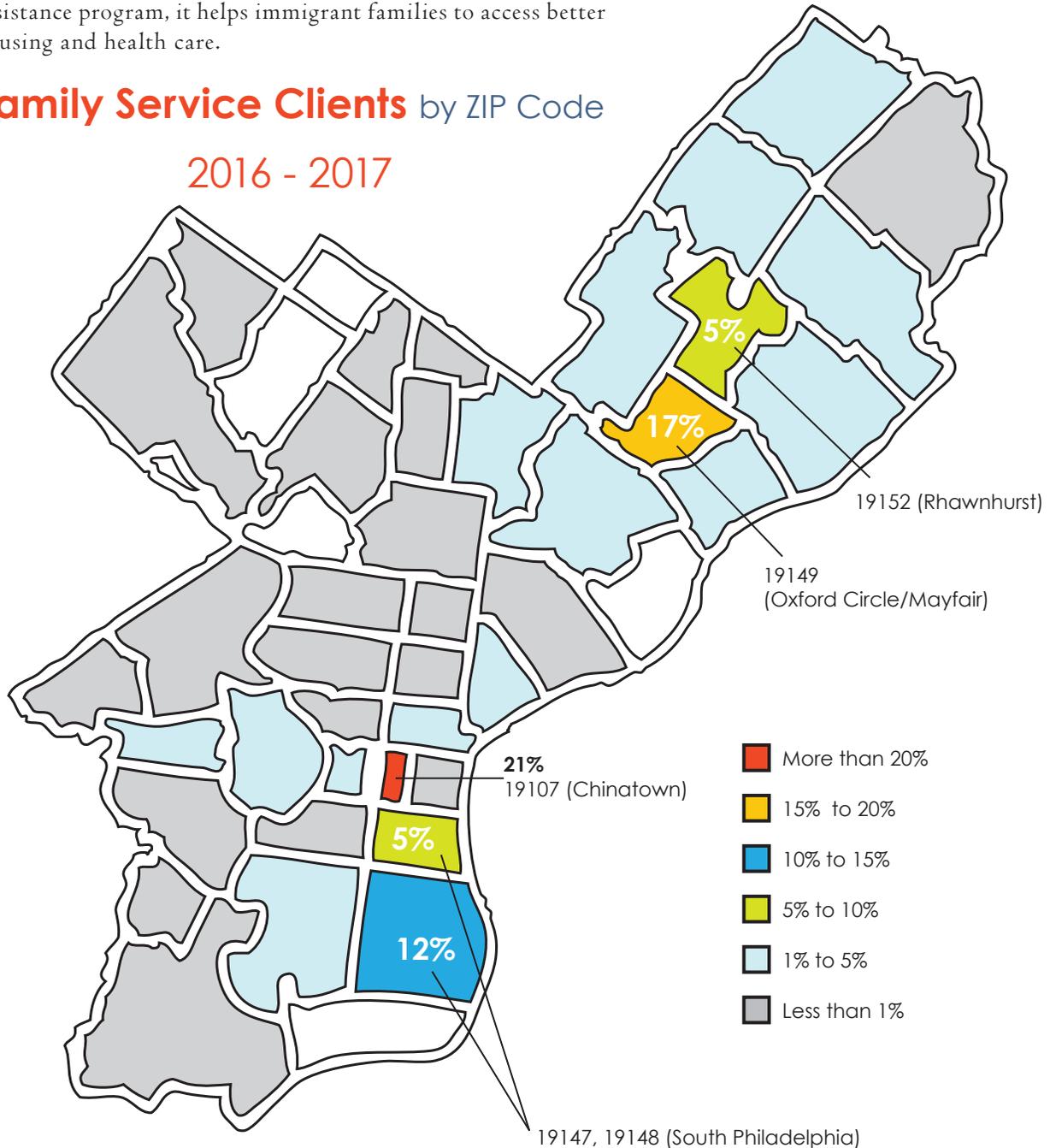
In the summer of 2017, Mrs. Wu was ready. She secured pre-approval for a mortgage. She had savings for a down payment, but she needed some help. HSBC Bank stepped in and offered \$7,000 in assistance to pay for closing costs. Mrs. Wu and PCDC succeeded due to the trust and relationship that had developed over the two years.

Family Support Services

PCDC's Housing Counseling and Family Support program serves widespread Chinese immigrants communities in Philadelphia. With the premier bilingual English-Chinese social service assistance program, it helps immigrant families to access better housing and health care.

Family Service Clients by ZIP Code

2016 - 2017



PCDC EXPO

PCDC's annual EXPO is another example of successful volunteer mobilization. An event established to shed light on services available to the Chinatown community; it drew more than 200 attendees in 2017. The EXPO was run with the assistance of over 50 volunteers and staff. The EXPO attracts major service providers and advocacy groups including the Penn Dental Medicine, which offered free dental screenings and Asian Pacific American Medical Student Association (APAMSA), which offered free health screenings.



220
annual attendees

50
EXPO volunteers & staff

The Affordable Care Act

Since 2014, PCDC has been assisting low-income new immigrants who are not eligible for medical insurance to enroll in the Affordable Care Act Market Place. Across the two years, two staff members at PCDC became federally-certified Market Place Navigators. A total of 349 clients received medical insurance assistance during 2016-2017, around twice as many as 2014-2015.

460
annual clients

386
VITA tax returns filed in 2017

\$609,316
total refund

\$19,300
total saved

Volunteer Income Tax Assistance (VITA)

In 2015, PCDC began offering Volunteer Income Tax Assistance (VITA) in collaboration with the American Association for Ethnic Chinese. VITA provides free bilingual tax return filing to low-to-moderate-income families. The program attracted 38 volunteers who helped file 405 tax returns, resulting in \$1,550 in refunds and credits per filer.

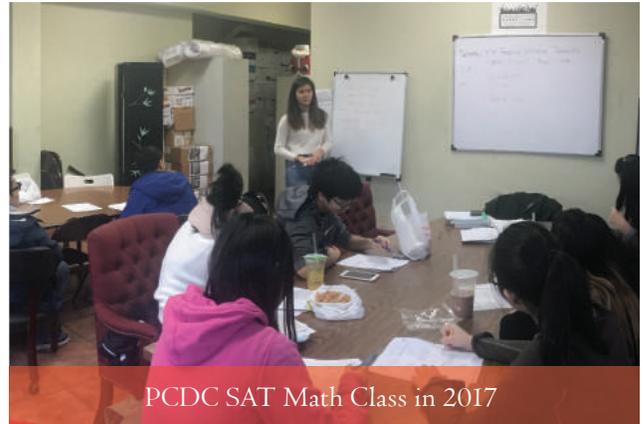


Youth Services

PCDC Youth Program Equips Students for the Digital Age

The PCDC Teen Club is a year-round academic and athletic program founded in 2008 to serve low-income immigrant youth in the community. The club bridges a gap between public education and the resources needed to help low-income, minority youth succeed academically and socially. The Teen Club engages youth in community affairs; exposes them to athletic, cultural, recreational, educational, and artistic opportunities; subsidizes the cost of essential academic resources; and connects students to mentorship networks.

PCDC's free SAT and college workshops give low-income and minority youth a safe space to learn and ask questions, and prepare for higher education. PCDC's Sports Night encourages youth to forge healthy social bonds. Teen Club members are plugged into a network of opportunity; PCDC shares scholarships, programs, and resources in person and through social media. PCDC, as a primary organizer of community service events, connects youth through our civic engagement and internship opportunities to empower them and help them develop leadership skills. PCDC subsidizes the expenses of essential academic resources by providing a lending library of up-to-date textbooks, free college trips covering all travel and meal expenses, and free opportunities for students to explore their interests by subsidizing museum tickets, classes, and other enrichment events. Finally, PCDC works to give students access to real-world experiences that are essential for future career development, by inviting guest speakers from our business affiliates and providing firsthand exposure to the professional world.



PCDC SAT Math Class in 2017



PCDC SAT Practice Test in 2017



PCDC 76ers Event

There are several annual events. The Annual Easter Egg Hunt, sponsored by PCDC and operated by the Chinese American Women's Sisterhood Society of Philadelphia, is a fun tradition for nearly 200 children living in Chinatown. PCDC's Teen Club enjoys free spring college trips, particularly the NYC trip to NYU and Columbia in June 2016, which always includes fun additional programming such as visits to the Museum of Natural History and Times Square.

Although not mandatory, the youth are encouraged to volunteer at community events. The turnout of volunteers for the last two years has been high. Teen Club members are staple participants at the Ye Shi Chinatown Night Market, the PCDC Expo, and Chinatown Spring Clean Up.



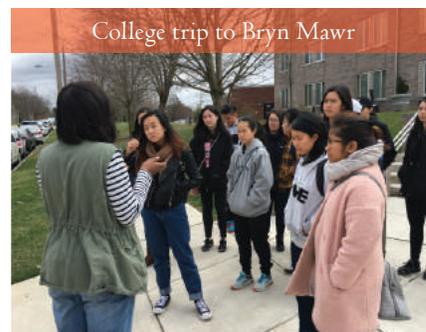
Clean and Green Interns 2017



College trip to Princeton



College trip to Columbia University



College trip to Bryn Mawr



College trip to NYU

Community Organizing

Policy Work - Local and National

Policymaking for Equality

PCDC Joins National CAPACD to Release Anti-Displacement Report

On May 2nd, 2016, the National CAPACD and the Council for Native Hawaiian Advancement (CNHA), released a report titled “Our Neighborhoods: Asian American and Pacific Islander Anti-Displacement Strategies”. PCDC’s Sarah Yeung spoke at the launch event on behalf of Philadelphia Chinatown about the early impacts of gentrification.

Yeung noted that Philadelphia Chinatown continues to offer unique opportunities for success for Limited English Proficient immigrants, but this haven is currently threatened by issues of affordability. Many historic Asian American neighborhoods, including Philadelphia Chinatown, are located in high-cost cities, in or near downtowns with rising rents and land values. Although the change in Philadelphia has been more gradual compared to other cities, Yeung stated: “The real damage of gentrification in immigrant neighborhoods does not start when a community is already facing a crisis of displacement. It starts when a community begins to see its identity transform, from a place of opportunity to a closed door for new residents.”

The report summarizes 24 strategies that have been effective in protecting Asian American and Pacific Islander neighborhoods in the face of gentrification, keeping them affordable. Philadelphia Chinatown is featured in the report as an example of the effectiveness of Registered Community Organizations (RCOs).

Specifically, the report emphasized the effectiveness of PCDC’s dedicated review of zoning variance applications, and their efforts to ensure that residents, property owners, and businesses in the area are informed and actively involved in Chinatown land use decisions.



Anti-Displacement Report Launch Event



PCDC Fights for Your Rights

It has been a busy year in 2017. PCDC has been fighting on multiple fronts to maintain or expand services for residents. Here are some of our efforts:

PCDC wants all agencies to improve their service to clients. PCDC asked that the National Industry Standards Committee for Financial Capability and Rental Housing Counseling add standards for counseling agencies:

1. ask clients to disclose preferred language
2. deliver language-appropriate counseling; and
3. explain to clients how their personal information will be used.

PCDC reports to National CAPACD and the Federal Housing Finance Agency on banks' performance on serving limited English speaking homebuyers for home loans; and

PCDC wrote to the Department of Human Services to oppose their proposal to reduce grant amounts to residents applying for the LIHEAP (Low-Income Home Energy Assistance Program) and to shorten the grant period.



Civic Engagement

Having the AAPI Voice Heard in Philadelphia

2016 saw an increase of 1.14 million newly registered Asian American/Pacific Islanders voters. Despite this nominal growth, the AAPI voice still struggles to be heard. PCDC recognizes the needs for language accessibility and voter education. From 2016-2017, PCDC registered over 400 voters in the Philadelphia area. In addition to voter registration, PCDC also participated in Get Out the Vote effort that reminds and encourages registered voters to participate in upcoming elections. Other voter engagement activities include: workshops, demonstrations on how to use a voting booth, and creating bilingual printed materials.

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Chinatown in the News

CHINATOWN PHILADELPHIA CONSTRUCTION NEWS PHILADELPHIA DEVELOPMENT NEWS

Chinatown's Eastern Tower Community Center finally breaks ground

At 20 stories, it will be the neighborhood's tallest tower

By Melissa Romero | Oct 6, 2017, 2:15pm EDT

f t SHARE



After years of delays, Chinatown officially broke ground on its 20-story Eastern Tower Community Center. | Renderings by Studio Agoos Lovera



Chinatown Hosts Its Own Night Market

Food and community are always a perfect mix.

by STEPHANIE BARRON • 10/12/2016, 12:29 p.m.

f t +



There is still at least one more Night Market to enjoy this year.

On Thursday October 13th, over 60 local Chinatown restaurants, businesses and food trucks will participate in **Yè Shi Night Market**. The Yè Shi night market is a production of the Philadelphia Chinatown Development Corporation and is the result of several years of holding night markets in conjunction with the Food Trust.



Philadelphia Chinatown Development Corporation at 50

44
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MONDAY, MAY 2, 2016 BY JOANN GRECO 2 COMMENTS

There's a vacant cultural center — but it faces a lively parklet. There's plenty of dim sum — yet it's possible to enjoy craft cocktails at a not-so-hidden location that's been called "one of the best bars in the world." There's the Year of the Monkey fireworks — and the promise of this year's Night Market.

Philadelphia's Chinatown is the same as it ever was, but it's constantly reinventing itself. Much of the credit for that goes to the [Philadelphia Chinatown Development Corporation](#) (PCDC), established in 1966 and now one of the nation's oldest ethnic CDCs.

走过一个半世纪 费城华埠在抗争中发展

Apr 1, 2016, 12:51 PM

分享 f t +



费城华埠牌坊，费城旅游局官网

【侨报记者王奕奕费城报道】1871年、1984年、1966年，这是3个对于费城华埠十分重要的年份，了解它们含义吗？

1871年，费城华埠最早的一家华裔华侨所开的洗衣店开张；1984年，费城华埠牌坊由中国姐妹城市——天津资助建造；1966年，费城华埠居民首次大规模发起维权抗争，并成立了费城华埠发展会(PCDC)。在华埠发展会成立50周年之际，让我们回顾且铭记费城华埠的历史，探索现在，展望未来。

AFFORDABLE HOUSING FINANCE

Francis House of Peace Provides Hand Up for Residents

Project HOME and Philadelphia Chinatown Development Corp. partner on 94 units of housing, services for city's most vulnerable.

By Christine Serlin

Named in honor of Pope Francis for his commitment to helping the poor, the newly constructed Francis House of Peace in Philadelphia's Chinatown shares that same mission by serving some of the city's most vulnerable residents.



The 94-unit development, which opened to residents in January, is home to people who had been homeless or at risk of homelessness; young adults, including those aging out of the foster-care system; and other low-income residents, including

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2017年02月03日 21:47 美東地區



VOICE NEWS HEALTH CULTURE EVENTS SPORTS

Reports: 20-story skyscraper planned for 10th and Vine to break ground in September

BY ANDREW PARENT
PhillyVoice Contributor



DEVELOPMENT Funding

from L.P. Driscoll



Philly pulls out stops for Chinese New Year

Shannon Eblen, @ShannonEblen Published 6:17 p.m. ET Feb. 5, 2016



(Photo: Photo provided)

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It's the Year of the Monkey and Philadelphia's Chinatown is taking it up a notch.

The Philadelphia Chinatown Development Corporation, which marks its 50th anniversary this spring, plans to make this Chinese New Year something special.

Betsy Lee is special projects manager for the organization. This year, she said, for the first time, the group will bring part of the celebration inside. Besides Traditional Medicine, which is close to



Named for Pope Francis, housing facility opens in Philadelphia

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