

October 29, 2013

Holly Glauser
Director of Development
Pennsylvania Housing Finance Agency
P.O. Box 8029
Harrisburg, PA 17105-8029

**RE: LIHTC Application for Casa Indiana
N. 2nd Street & Indiana Avenue, Philadelphia PA
Zoning Letter**

Dear Ms. Glauser:

It is my understanding that HACE is submitting an application to PHFA for Low Income Housing Tax Credits to help fund the construction of new rental housing for senior citizens, known as Casa Indiana (the "project"). The project is to be developed at N. 2nd Street & Indiana Avenue in the Fairhill/ St. Hugh neighborhood. HACE has asked PCPC staff to review the proposal from a zoning standpoint.

Existing zoning is I-2 Industrial. Industrial zoning is no longer relevant for this site. The HACE Plan recommended that the parcel be rezoned residential, and the City Planning Commission concurs. However instead of seeking a zoning change of City Council to change the zoning maps, HACE may elect to seek zoning variances for the project. It is our understanding that in order to carry out the development as planned, HACE will need to obtain a use variance from the Zoning Board of Adjustment.

Based on the overall size and location of this development, the project may also require a hearing before PCPC's Civic Design Review committee. Civic Design Review (CDR) was established in 2012 as part of Philadelphia's new zoning code. A CDR hearing is an opportunity for major development projects to be reviewed in a public forum where design professionals and community leaders can assess the characteristics and quality of the public realm that is an integral part of the project. CDR meetings result in non-binding comments or recommendations to the City Planning Commission.

The staff of the Planning Commission has had discussions with HACE's development team to review what is being proposed, the site plan, the current architectural plans and other basic information about the project. As a result of that review and discussion, the Planning Commission staff will recommend in favor of the granting of the necessary variances and/or special exceptions by the Philadelphia Zoning Board of Adjustment ("ZBA"). This position is contingent on the results of Civic Design Review, although since CDR addresses the public realm and not the use and zoning of a project, it is highly unlikely that CDR will have an impact on our zoning recommendation.

Henry J. Pastorek
Executive Director

Alan Grombosky, FALA
CDR

Joseph Symek
Vice-Chair

Rob Dubow
Patrol Billing
Bernard Lee, Esq.
Elizabeth N. Miller
Richard Nequin
Hector Ruiz, MBA
Nancy Rogo-Hainer, FAIA, AICP

One Parkway Building
1615 Arch St
13th Floor
Philadelphia, PA 19102

215-687-4610 Telephone
215-683-4600 Facsimile

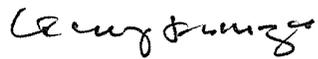
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PHILADELPHIA CITY PLANNING COMMISSION

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PCPC staff is pleased to assist with this application. Please let me know if you have any questions.

Sincerely,



Gary J. Jastrzab
Executive Director

Cc: John Gibbons, KSK Architects Planners Historians, Inc.
Richard Redding, Director, Planning Division, PCPC
Clint Randall, City Planner