

PHILADELPHIA HOUSING AUTHORITY
RFP #P-004440 UNIT-BASED OPERATING SUBSIDY PROGRAM
GALA – GOLDEN AGE LIVING ACCOMMODATIONS

2. Community Resources:

Within a short distance of the site:

- The Ogontz Ave. shopping district is one block from the site and features grocery stores, an abundance of convenience shops, restaurants, Houses of Worship, medical facilities and the West Oak Lane Sr. Center which provides assistance to people over 60.
- GALA is located within a Transit Oriented Neighborhood. Ogontz Ave is serviced by many active SEPTA bus routes which takes riders up and down the Ave. Many of these routes will take riders to the Frankford Transportation Center which connects to many other SEPTA bus routes and the Broad St. Subway. From the Transportation Center a rider can get anywhere in Philadelphia.
- A mile from the site is Center in the Park which provides an additional compliment of services to the elderly (we have entered into an MOU with Center in the Park to provide services to the seniors living in GALA).
- Located $\frac{3}{4}$ of a mile from the site is the Einstein Medical Center Philadelphia which includes a 772-bed tertiary-care teaching hospital with an accredited Level I Regional Resource Trauma Center as well as cancer care, digestive health, heart and vascular care, Neurology, etc.
- A mile up Ogontz Ave. is the Cheltenham Square Mall with its four anchor tenants and 85 specialty shops.
- Although it is anticipated that many of the GALA residents will no longer be working if by chance they are working the Ogontz Ave. shopping district and or the Cheltenham Square Mall will provide many opportunities for employment for the residents and can be reached by either walking or via a very short SEPTA bus ride.

GALA is compliant with the Philadelphia 2030 Plan. The project is located a block from the Ogontz Ave Shopping District, across the street from the Mt. Airy Baptist Church and in the middle of an otherwise very stable West Oak Lane Neighborhood. – This property is clearly the “hole in the doughnut” which is problematic to the larger neighborhood. After the existing properties are demolished and the new building is constructed the entire neighborhood will be reflective of the quote by Brown and Keener in the *West Oak Lane Neighborhood Plan*: “West Oak Lane is a quiet row home community in Northwest Philadelphia. While it has one of the highest homeownership rates in the City, West Oak Lane is a neighborhood’ somewhere in the middle,’ containing qualities of some of the best neighborhoods in Philadelphia.”

At present our site consists of two vacant and dilapidated single family homes as well as what was previously an auto repair shop and is now a vacant, derelict structure. The Philadelphia City Planning Commission produced a *Redevelopment Area Plan for West Oak Lane* in May of 2005. The GALA site is included within the boundary of the Redevelopment Plan and thus clearly falls within its redevelopment area. The intention of the plan is to encourage housing renewal, general revitalization and the elimination of blighting influences attributed to undesirable land uses. The plan also calls for the investment and beautification of residential properties. When we implement the Pastor’s vision by demolishing the vacant structures presently on our site and develop the GALA project our project will fulfill the objectives of the Redevelopment Plan.
