Community and Economic Impact Questionnaire

Name of Community Revitalization, Neighborhood or Comprehensive Plan:

Primary Plan:
Allegheny West Neighborhood Strategic Plan (Allegheny West Foundation)
Allegheny West Neighborhood Strategic Plan Progress Report (Allegheny West Foundation)

Additional Plans:
Allegheny West Redevelopment Area Plan (Philadelphia City Planning Commission)
Allegheny West Transit and Feasibility Study (City of Philadelphia Commerce Department)
FHLB Tioga Blueprint Community Plan

Letter from local official explaining how the proposed development contributes to the Community Plan: **Yes X No** ____

See attached letter from the Philadelphia Planning Commission

Is the development located in a QCT **Yes X No** ____ ; if no, identify the existing buildings to be included in the development and how they will be reused:

____

Indicate the specific location(s) within the community plan where the proposed development is discussed:

NewCourtland's redevelopment of 1900 W. Allegheny is discussed in the Neighborhood Strategic Plan on page iv of the Executive Summary and on pages 42 and 46 as a critical part of the plan's Allegheny Avenue Revitalization Initiative designed to transform Allegheny Avenue between 16th and 21st Streets through redevelopment of vacant and blighted former industrial and residential sites. A map of the development strategy which specifically includes NewCourtland's redevelopment contribution is on page 43 of the plan. The full community plan is available upon request and can be found at http://www.awest.org/pdf/AWF-Neighborhood-Strategic-Plan.pdf.

The project is also mentioned specifically in the Neighborhood Strategic Plan Progress Report dated August 2010. This addition is part of the multi-phase redevelopment of 1900-1940 W. Allegheny Ave. which is noted on page 10 as one of the principal Housing/Mixed-Use Development activities currently underway. It is noted that the project addresses the plan goal to "create housing and services to support growing senior population for those to preferring to age in their own homes and those preferring to downsize and live in a group setting." The project is also mentioned on page 21 of the progress report, where it is noted that the services provided by the new Salvation Army Kroc Center will complement those provided by NewCourtland at its Senior Housing/LIFE Center program.

While the project is not specifically mentioned in the Allegheny West Redevelopment Area Plan, the Planning Commission has provided a letter (attached) certifying that the project is consistent with the plan's goals.

While the project is not specifically mentioned in the Tioga Blueprint Community Plan, we were specifically instructed by FHLB-Pittsburgh to submit the application as a Blueprint Community in our application for AHP funds that was awarded in 2010.

List each of the local, state, federal and/or private programs that are participating in the overall revitalization program and the amount of funding that has been committed under each program: *Note: See attached funding commitment. For NewCourtland at Allegheny LIFE Center, commitment letters are provided here; the transaction has closed and the full financing documents can be provided upon request.*

- Federal Home Loan Bank of San Francisco $600,000 for NewCourtland Apartments at Allegheny Phase 1
- $1,183,000 of LIHTC's from PHFA for NewCourtland Apartments at Allegheny Phase 1
- Commitment to purchase LIHTC's from PNC Bank
- City of Philadelphia CDBG/HOME/Housing Trust Fund: $2,750,000 for construction of the NewCourtland Apartments at Allegheny Phase 1
- Philadelphia Housing Authority commitment of Section 9/Annual Contributions Contract to the
- Funding for NewCourtland at Allegheny LIFE Center at 1940 W. Allegheny Avenue: allocation of $10 million of New Markets Tax Credits from Philadelphia Industrial Development Corporation
- Funding for NewCourtland at Allegheny LIFE Center at 1940 W. Allegheny Avenue: $3 million New Market Tax Credit equity investment from PNC Bank
- Funding for NewCourtland at Allegheny LIFE Center at 1940 W. Allegheny Avenue: $1 million Redevelopment Capital Assistance Program grant from the Commonwealth of Pennsylvania
- Funding for NewCourtland at Allegheny LIFE Center at 1940 W. Allegheny Avenue: $7 million leverage loan from NewCourtland Elder Services
- NewCourtland Elder Services funding for ground floor senior center (see commitment letter, tab 21)
- Pennsylvania Housing Finance Agency reservation of tax credits for preservation of Venango House senior apartments, 2101 W. Venango Street
- Acquisition of Allegheny Hall Apartments, 1605 W. Allegheny Avenue, by Iron Stone Strategic Capital Partners with private debt and equity, for lease as rental housing to Temple Health Sciences students
- Philadelphia Commerce Department Targeted Corridor Revitalization Management Program funds: $75,000 annually for the 22nd Street Commercial Corridor Revitalization
- Tasty Baking Company: $100,000 for the 22nd Street Commercial Corridor Revitalization
- Philadelphia Office of Housing and Community Development Neighborhood Advisory Committee (NAC) grant: $65,000 annually
- Wachovia Regional Foundation: $750,000 over 5 years for 22nd Street Corridor Crime Prevention & Job Training specialists
- Philadelphia Commerce Department: $1,000,000 for the 22nd Street Streetscape Project
- PHFA Mixed Use Facility Financing Initiative Project: $500,000 for Lehigh Plaza mixed use development
- FHLB-Pgh Affordable Housing Program: $80,000 for Lehigh Plaza
- City of Philadelphia CDBG/NCAT: $550,000 for Lehigh Plaza

- Philadelphia Commerce Dept.: $400,000 for Lehigh Plaza
- PNC Bank: $250,000 for Lehigh Plaza
- HUD EDI: $248,000 for Lehigh Plaza fit out and T.M. Pierce Annex fit out
- Philadelphia Commerce Dept. Beautification funds: $40,000 for Big Belly solar trash receptacle on 22nd Street Commercial Corridor
- The Merchants Fund: $40,000 to fit out new sit down restaurant and upgrade refrigeration at a bakery on 22nd Street Commercial Corridor
- Philadelphia Commerce Dept planning grant: $42,000 to plan fit out of T.M. Pierce Annex building
- Philadelphia Commerce Dept development grant: $250,000 for fit out of T.M. Pierce Annex building
- City of Philadelphia Homeownership Rehabilitation Program: $4,200,000 for Allegheny West Foundation's Forgotten Blocks I – 15 units of homeownership
- City of Philadelphia Homeownership Rehabilitation Program: $2,500,000 for Allegheny West Foundation's Forgotten Blocks II – 25 units of homeownership
- City of Philadelphia Homeownership Rehabilitation Program: $2,014,000
- City of Philadelphia Office of Housing and Community Development: $653,230 for Allegheny West Foundation's Forgotten Blocks III Homeownership development
- Tioga United's homeownership development: City of Philadelphia Homeownership Rehabilitation Program ($796,000), Federal Home Loan Bank of Pittsburgh ($501,000); PA Department of Community and Economic Development ($150,000)*
- Devon Allegheny LLC: $1,700,000 to purchase and fit out of 1831 W. Allegheny for Devon Self Storage
- Pennsylvania Department of Education 21st Century Community Learning Centers: $990,485 for 2 after school sites at Dobbins High School and Panati Recreation Center
- Pennsylvania Department of Education Summer Enrichment Program: ($513,000)
- PHMC/Philadelphia Youth Network Programs: ($1,027,486)
- Gaudenzia's Philly House/Venango project at 21st and Venango: City of Philadelphia Housing Trust Fund ($500,000); Federal Home Loan Bank of San Francisco ($900,000) *
- Mercy Neighborhood Ministries Family Center at 20th and Venango: Sisters of Mercy of Merion ($2,000,000)*
- City of Philadelphia capital budget $220,000 for Jerome Brown Playground/Kenderton Recreation Center at 20th and Ontario*
- Salvation Army Kroc Center, 4200 Wissahickon Avenue; $72 million from the Salvation Army*

**Project is outside plan area, but within several blocks*

Which of the following are included in the overall community plan?

x Infrastructure such as streets, walkways, street lighting, trees, greening activities, water, sewer etc. Please provide details:

Related to the goal of improving quality of life, the Allegheny West Foundation Strategic Neighborhood plan proposes a number of infrastructure improvements. These include improved street lighting on several residential blocks (Lippincott Street from 16th to 17th Sts. And 20th to 23rd Sts., the 3300 block of

Clearfield and Westmoreland Streets). The plan also called for the creation of an Allegheny West Business Campus, in an area of the neighborhood that includes the project site, a transit-oriented development program around the SEPTA R6 Allegheny rail station. The station is three blocks west of the project site at 22nd and West Allegheny Avenue. The concept was to support the area's shift away from heavy industry to commercial, light industrial, and institutional uses. The industrial/office complex and associated infrastructure and transportation improvements were further detailed in the Allegheny West Transit and Feasibility Study completed by the Allegheny West Foundation and the Commerce Department in 2007.

x Recreational Facilities such as parks, playgrounds, activity centers etc. Please provide details:

The plan's overarching goal related to recreation is to secure resources and support to establish, maintain and coordinate supervised play and vocational activities for neighborhood children and youth in the areas of after school enrichment and arts and crafts. These would take place at one of the various recreation centers and playgrounds in the community, including Panati Playground, Schuler Playground and Chalmers Field, and be carried out with support from the City Recreation Department.

x Economic and Business Development such as new or rehabbed commercial space, business organizations, tax incentives, transportation/parking facilities, facade improvements, marketing etc. Please provide details:

The plan contains a number of economic and business development goals focused on development opportunities which are generally located along Allegheny Avenue and 22nd Street. They include:

- The Allegheny Ave. Revitalization Initiative, a revitalization plan for Allegheny Ave. between 16th & 21st Streets through redevelopment of former industrial properties and deteriorated residential buildings. Key economic/business development components include : renovation of several vacant properties including the derelict Lenas Building at 19th & Allegheny into an indoor Devon Storage facility (**COMPLETED**); the blighted five-acre Benjamin Riggins site at 17th & Allegheny into retail or mixed retail/residential use; and the redevelopment of the long-vacant M&M Stainless site at 20th & Allegheny for retail or mixed retail/residential use.

- Through acquisition, environmental remediation, and infrastructure improvements, create the Allegheny West Business Campus in the area bounded roughly by 21st Street to the west, Allegheny Avenue to the north, 16th Street to the east and Cambria Street to the south into a 50-acre urban business park, attracting business to reuse 28 acres of vacant, derelict industrial properties.

- A proposed mixed-use Transit-Oriented Development Program, a redevelopment that will revitalize the N. 22nd Street corridor between Clearfield and Estaugh.

x Public Safety such as demolition of blighted buildings, cleanup, block captains, town watch etc. Please provide details:

The plan includes a number of strategies to address public safety concerns:

- Enhance street lighting on six identified blocks.
- Improve crossing guard impact at neighborhood elementary schools
- Institute/enhance police coverage through beat officers, bicycle patrols, and patrol-car surveillance of key trouble spots
- Facilitate/Enhance Town Watch activities in key
- Coordinate with L&I to demolish or encapsulate vacant buildings in high-crime areas.

x Community Services such as job training, educational programs, after school programs, utility assistance, homeowner repair programs etc. Please provide details:

The plan covers a broad spectrum of community service goals in the areas of education and employment, resident health & wellness, and improving housing resources. Specific strategies in each area include:

- Education & Employment: Secure resources through area schools, businesses and intermediaries to establish and maintain education and employment-related services for children and youth including homework assistance & tutoring, workstudy opportunities, student internships, job training & career exploration, summer youth employment, GED/continuing education, library programs.

- Health Care & Wellness: Secure resources and support and build partnerships to establish, maintain and coordinate delivery of healthcare and wellness-related services to the community including: pregnancy prevention, pre/post natal care, parenting classes and support, nutrition and fitness.

- Housing Resources: Secure resources to prepare and maintain a *Housing Resource Guide* to keep the community, especially single-parent families and seniors, informed of resources available to maintain their homes and blocks including pre/post purchase counseling, home repair financing, consumer credit counseling, code enforcement.

x Rental Housing. Please provide details:

Plan Goals:

- **NewCourtland's redevelopment of 1900 W. Allegheny**
- Transformation of the Steele Heddle Building into mixed income one- and two-bedroom apartments as part of the 22nd Street Transit-Oriented Development Program
- Redevelopment of Benjamin Riggings site at 17th and Allegheny mixed income/mixed use retail/residential
- Redevelopment of the M&M Stainless site at 20th and Allegheny for mixed income/ mixed use retail/residential

The plan also proposes that since investor-owned rental homes represent such a major portion of the housing stock in the Central Subarea of the neighborhood, diligent monitoring of the condition and operation of in these properties is essential to maintaining the attractiveness of this area for homebuyers and quality tenants.

x Homeownership. Please provide details:

The plan cites both market rate and affordable housing development goals for the Allegheny West neighborhood. Approaches include:

- Coordinated rehabilitation/new construction of market rate housing in the West Subarea adjacent to the East Falls neighborhood which has a strong housing market.
- As part of the 22nd Street Transit-Oriented Development Program, demolition of vacant industrial property within the block bounded by 21st St., Clearfield St., 22nd St., and Lippincott and new construction of sales housing for mixed-income purchasers.
- Demolition of derelict and/or vacant corner properties in the neighborhood's Central Subarea and new construction of larger, market rate homes
- Continuation of Allegheny West Foundation's scattered site rehabilitation of vacant and blighted properties for affordable homeownership opportunities.

x Do the housing components include both affordable and market rate/price

Yes x No ____

Discuss the progress to date of each component of the overall community plan, to what extent the community has changed as a result of the completed components and the approximate amount of program funding utilized to date:

Funding Utilized to Date

Since the plan's release in 2004, tremendous progress has been made toward its goals, as noted in more detail below. Investments to date include:

$ 75,000/annually	Philadelphia Department of Commerce Targeted Corridor Revitalization Management Program funds
$ 100,000	Tasty Baking funds for Commercial Corridor Revitalization Management
$ 65,000/annually	OHCD Neighborhood Advisory Committee (NAC) Grant
$ 750,000/over 5 years	Wachovia Regional Foundation (WRF) – TAWF is currently in its' second year of funding with WRF. These funds are used to directly

	support corridor activities and include the services of a crime prevention specialist and job trainer.
$1,000,000	Philadelphia Department of Commerce funds for the North 22nd Street Streetscape Project that included engineering services and infrastructure work that included replacement of water main and utilities in the street, sidewalks, decorative sidewalk verges, street furniture and tree plantings
$1,780,000	TAWF Mixed Use Facility Financing Initiative Project (MUFFI) known as Lehigh Plaza at 20th and Lehigh that includes funds from PNC Bank, CDBG/NCAT, PHFA, Federal Home Loan Bank of Pittsburgh, and Elm Street funds that were used to build a ground floor commercial space that houses the North Philadelphia Women, Infant, Children Center (WIC) and 4 residential units above in an effort to increase the commercial corridor footprint within 2 blocks of the hub of the commercial corridor on 22nd street.
$ 248,000	HUD EDI funds to support the fit out of the new Lehigh Plaza project at 20th and Lehigh and the acquisition and fit out of the T. M. Pierce Annex located in the heart of the 22nd Street Commercial Corridor which will be a banquet hall to increase the activity at night in an effort to create a night economy.
$ 600,000	Private investment of renovation of approximately 8 vacant storefronts
$ 125,000	Private investment and Philadelphia Department of Commerce Small Business Commercial Improvement Program funds for the renovation of 6 commercial facades on 22nd Street.
$ 40,000	Commerce Department Beautification funds to install 8 Big Belly Solar Trash receptacles
$ 62,000	The Merchant Fund fit-out funds to a new sit down restaurant, “Ribs-R-Us” and to upgrade refrigeration at bakery located in the heart of the 22nd Street Commercial Corridor.
$ 10,000	TAWF funds to support annual community day that is held on the commercial corridor.
$ 42,000	Commerce planning grant to fit-out the T.M Pierce Annex building.
$ 250,000	Commerce development grant to fit-out the T. M. Pierce Annex building.

Progress To Date

Housing and Economic Development

In addition to the funding detailed above, progress has been made on all of the components of the Allegheny West community plan, as described below:

Two significant milestones in the plan's Allegheny Avenue Revitalization Initiative are represented by the $1,700,000 invested in the purchase and redevelopment of 1831 W. Allegheny into a Devon Storage facility, and this proposed NewCourtland project to redevelop 1900 W. Allegheny Ave.

These efforts are designed to align with major redevelopment occurring at the Budd Commerce Center, the 75-acre site formerly used by the Budd Company. The major redevelopment at the Budd site includes:

- In 2006, Temple University Health System relocated its administrative operations to 11 acres of the Budd Commerce Center. Over 700 Temple employees now work out of this site.
- Construction is currently underway on the $72 million Salvation Army Kroc Corp Community Center, a 12-acre state of the art multi-service facility. Several years ago, the Salvation Army chose this community as the location for one of several major recreational and job training/community centers to be constructed nationwide via a large contribution from Joan Kroc (wife of McDonald's founder Ray Kroc). The site is funded with over $1.2 billion dollars from private and public sources including state Redevelopment Assistance Capital Program funds, the City of Philadelphia, Kroc Foundation, Sunoco Foundation, US Airways Community Fund, Maguire Foundation, Kresge Foundation and individual supporters. The center is set to open November 1st.

While the market downturn has stifled some of the plan's housing goals for the time being, the Allegheny West Foundation has been able to successfully continue its program of rehabilitating vacant, blighted residential properties, making them for sale to low- to moderate-income homebuyers. Progress to date includes:

$4,200,000	Forgotten Blocks I – 21 units of homeownership funded through the City of Philadelphia Homeownership Rehabilitation Program
$2,500,000	Forgotten Blocks II – 25 units of homeownership funded through the City of Philadelphia Homeownership Rehabilitation program

In addition to phases 1 and 2, four units have been completed in Phase 3. Funding is also being pursued to rehab homes in the vicinity of 25th and Cambria.

The Allegheny West Foundation has just begun predevelopment to rehabilitate its expiring tax credit projects, Allegheny 1 and Allegheny 2, totaling 87 units on scattered sites throughout the neighborhood. The team has been assembled and a game plan formulated, and the capital needs assessment/ scope of work is complete.

The Lehigh Plaza Mixed Use development was completed in 2009. It includes approximately 5,000 square feet of commercial space and four apartments with funding from PHFA (MUFFI), the FHLB of Pittsburgh, the City of Philadelphia, and PNC bank.

A former warehouse property along Allegheny Avenue, several blocks west of the project site, has been redeveloped into a combination of office/program space and market rate apartments on the upper floors. In addition, there are a number of buildings along Allegheny Avenue and elsewhere in the neighborhood that have been acquired by investors—most likely with the intention of turning them into loft apartments. It appears that the financial crisis has made it difficult to raise financing for such endeavors; however, one building shows signs of investment in the form of new windows.

Efforts were undertaken to renovate Edgewood Manor at 15th and Allegheny and another building in the vicinity of 16th and Allegheny via re-syndication of these projects. Edgewood Manor has not moved forward due to issues with its ownership structure. The second project received an award of funding but had unresolvable conflicts between funding sources and did not move forward.

The former Tasty Baking Company site at Hunting Park Avenue and Fox Street is currently in negotiation for sale to TKMG, a developer who plans a big box retail center complemented by neighborhood retail. (The Tasty Baking Corporation moved to a new manufacturing facility in the former Philadelphia Naval Shipyard in 2009.)

The project site, 1900 West Allegheny Ave., is in the section of Allegheny Avenue to be addressed as part of the Allegheny Avenue Revitalization Initiative detailed in the plan; it will address a former brownfield site that had been the location of a Stanley Blacker suit factory and, before that, a battery manufacturing plan.

Infrastructure and Safety, Recreation, and Community Services

As mentioned above, construction is currently underway on the $72 million Salvation Army Kroc Corp Community Center, a 12-acre state of the art multi-service facility.

In addition to infrastructure improvements specifically stated in the plans, the local community development corporation, Allegheny West Foundation, has pursued a number of other opportunities over the past five to seven years. Completed activities include:

- the cleaning and maintenance of vacant lots via a contract with the Philadelphia Horticultural Society and
- improvements to the 22nd Street commercial corridor ($1.2 million in funding committed/30% expended and complete for new sidewalks, street resurfacing, tree removal and install solar trash cans).
- bus shelters, street furniture, and replacement trees are planned.

Allegheny West Foundation undertook predevelopment activities toward the revitalization of Panati Playground on North 22nd Street and is raising funds toward implementation.

Town Watch volunteers have been recruited and trained, and funding for surveillance cameras is pending with the City.

Aside from post-industrial re-positioning, the north 22nd Street Merchant's Association has led a variety of efforts to support neighborhood businesses and improve the corridor, including:

- created a website
- attracted two new businesses to the corridor
- undertook holiday marketing/promotion campaigns,
- helped area merchants obtain $35,000 in Commerce Department loans.

In addition, 18 vacant buildings were identified on the corridor at the beginning of the plan; currently, 6 are under renovation.

The community has also made strides in advancing education and employment goals, including the following:

- Allegheny West Foundation staff time was used to coordinate the Summer Career Exploration Program, which connects high school students to jobs in this structured employment-training program.
- With a generous in-kind building donation from PNC Bank, the Allegheny West Foundation created a Tastykake Outlet Store and training center for neighborhood youth, which is operated in partnership with the Philadelphia Youth Network and the Jewish Educational Vocational Services.
- AWF secured a grant of $990,485 from the Pennsylvania Department of Education to operate 21st Century Community Learning Centers at Panati Playground and Dobbins Vocational High School in FY 2009 – 2011.

Significant progress has also been made toward the plan's community service goals, including the following:

- NewCourtland's planned LIFE Center on a portion of the 1900 West Allegheny site (once subdivided, the City gave this parcel the 1940 address) will bring needed services to frail seniors in the community who are in need of additional supports in order to remain in their homes. In addition, the facility will create jobs for neighborhood residents.
- Several job training programs with a welfare to work focus were implemented serving approximately 100 people.
- AWF also hosted job fairs, held computer training leading to 10 job placements, and runs a Tastykake Thrift store that is a training program for area high school students.
- In the summer, AWF runs summer enrichment program at Panati Playground. AWF received a four-year grant in the amount of $1.2 million from the Department of Education and Commonwealth of Pennsylvania under No Child Left Behind. The program serves approximately 430 children per year.
- AWF also has funding from Philadelphia Youth Network for a summer enrichment for high school students aimed at getting them involved in internships and preparing for college.
- Finally, AWF has signed an MOU with Temple University to provide health workshops using medical students. Over 50 workshops have been held and over 350 referrals for service were made.

How the Community Has Changed

Community efforts have prevented long term blight by adaptively re-using vacant sites, including the vacant Budd site and the formerly vacant site of the Kroc Center. The Budd site was developed with good transportation access, and now houses hundreds of workers. The Salvation Army development puts a formerly vacant property into productive reuse and prevents long-term vacancy. It brings high quality recreational facilities and programs, as well as jobs and job training, to the community and increases neighborhood health and employment.
These developments support the plan's goals of re-positioning the neighborhoods former industrial properties and have the potential to prevent some of the sites that have more recently become vacant from long-term vacancy and blight.

Improvements to the 22nd Street corridor are enhancing the shopping environment and make it more likely that neighborhood residents will continue to shop in the community vs. spending their dollars elsewhere. This supports both the physical appearance of the corridor and the local entrepreneurs that own many of the shops along 22nd Street.

The Lehigh Avenue Mixed Use Development linked Allegheny West's Forgotten Blocks Initiative to Lehigh Avenue, a major commercial/transit corridor, and eliminated a vacant lot. The rehabilitation of Allegheny 1 and 2 will provide continued housing for low income area families and increase the energy-efficiency of the project, thus enhancing affordability.

Finally, the redevelopment of a warehouse property on Allegheny Ave. as market rate apartments demonstrates that this type of development can be supported in the right location. The Forgotten Blocks area in particular has undergone a transformation that addressed nearly all vacant properties and lots in the area. This boosts the value of owner-occupied homes in the neighborhood, building equity for families.

The community is safer and residents are more engaged in making their community safe.

Neighborhood residents have received job training and have benefitted from medical workshops and follow-up services that may not otherwise have been available. Many neighborhood youth have participated in summer enrichment programs and internships. These are a hallmark of the Allegheny West Foundation and set the organization apart from many other community organizations. The internship component was maintained despite a very difficult funding environment.

The redevelopment of 1900 West Allegheny Ave. will have a significant impact on the neighborhood's physical condition as part of a plan-identified strategy to improve this stretch of Allegheny Avenue. Seniors will have more affordable housing options accompanied by services that will enable them to stay in their homes longer, supported by services from NewCourtland.

How will the development add to the community plan?

Developing this particular site has three benefits:

- It removes the blighting influence of this large, vacant lot on a major area thoroughfare. NewCourtland's redevelopment of 1900 W. Allegheny is specifically discussed in the

Neighborhood Strategic Plan on page iv of the Executive Summary and on pages 42 and 46 as a *critical part of the plan's Allegheny Avenue Revitalization Initiative* designed to transform Allegheny Avenue between 16th and 21st Streets through redevelopment of vacant and blighted former industrial and residential sites.

- The size of the site permits the creation of a senior campus, which allows NewCourtland to provide much-needed affordable housing and supportive services to area residents in a cost-effective way.
- The project, including housing, a senior center, and a LIFE center, will make available state of the art services that will enable area seniors to remain in their community living independently for much longer than they otherwise would.

The development of 1900 W. Allegheny Ave. is uniquely positioned to add to both the Allegheny West community plan and the Tioga Blueprint Community plan. (Although the boundary of the Tioga Blueprint Community Plan is on the north side of Allegheny Ave. facing the project site, FHLB considers the site part of the Blueprint Community). Raw data does not fully reflect the progress these two neighborhoods have made during the last 7 years, nor does it completely capture the unique attributes of the project site.

The project site is across the street from stable residences and an attractive building that houses a successful storage facility. The site is located on a major bus line and within 4 blocks of the Broad Street subway line and walking distance of Regional Rail. The site is 7 blocks from Temple University Hospital, 4 blocks from Temple University (in order to take advantage of continuing education or employment opportunities), and 12 blocks (the #33 bus runs along 8 of them) from the $72 million state-of-the-art Salvation Army Kroc Center, which will offer recreational, educational, and social opportunities for area residents.

In short, the project will be successful because of its unique location within the community, and because of its size and visibility, will serve as a catalyst for other improvements in both community plan areas. It will turn a major blighting influence into a community asset. Only a development of this scope and scale can have this type of impact.

If the development is not financed, what impact will it have on the community?

The project site, which is currently vacant, is an eyesore on a frequently traveled thoroughfare. Its development will be visible evidence that investment is taking place in Allegheny West, which is important for the attraction of other commercial, institutional, and residential development. The stalling of this project could stall other area investment, while people wait to see what will happen with the large project site.

In addition, the redevelopment of this project site will help stabilize nearby residential blocks by removing a blighting influence. Vacant sites attract nuisance uses, and the continued lack of development on this site could lead to activities that have a negative influence on the surrounding community.

But the most significant impact this development will have on this community is the creation of much needed affordable housing for seniors. Other components of the development will greatly expand the services available to seniors, enabling many of them to stay in their homes and/or community much longer than they otherwise would be able to. If this project is not financed, dozens of area seniors will continue to live in housing that is incompatible with the effects of aging. Seniors will remain in unsuitable housing that has many stairs, or has doorways that are too narrow for wheelchairs and walkers, or that requires more physical maintenance than they can manage or afford. Keeping seniors in unsuitable housing is detrimental both to the health of the senior residents and to the health of their surrounding houses, because the maintenance they defer has negative effects on surrounding home values.

Provide a brief one page narrative demonstrating the capacity for community revitalization opportunities, including the trend and direction of real estate development and area economic health.

NewCourtland Apartments at Allegheny will position its residents for a successful life, as well as contribute to the overall revitalization of Allegheny West. The Salvation Army Kroc Center, the redevelopment of the Budd site, the improvements to the 22nd Street commercial corridor, and the creation of a NewCourtland senior campus at 19th Street and West Allegheny Ave. will serve as a catalyst for other area infrastructure, retail, business, and residential investment. The area is fortunate to be served by the Allegheny West Foundation, a well-organized CDC with a long history in the neighborhood, which is dedicated to the long-term stability and improvement of the neighborhood. The Foundation is committed to encouraging area investment and implementing the community plan.

The project site is also located within three blocks of Tioga's community plan area, which shares similar goals to Allegheny West, and is served by Tioga United, an equally committed area CDC. 1900 W. Allegheny Ave. is uniquely situated to contribute to the improvement of both neighborhoods and to capitalize on the investments and improvements taking place in each.

With an improving neighborhood commercial district, close proximity to major employers, health centers, recreational opportunities, and excellent transit service, 1900 West Allegheny Ave. residents will have extraordinary access to services and opportunities throughout the Philadelphia region. The neighborhood includes drugstores, supermarkets, supportive services, and easy access to public libraries. Residents will have easy access via walking or public transit to health services at Temple University Hospital, located at Broad and Ontario streets, about seven blocks from the project site. The site is also located within walking distance of a large Family Dollar store and the 22nd Street commercial corridor. Finally, the seniors residing in 1900 W. Allegheny Ave. will be in close proximity to the wide range of recreational opportunities available at the new Salvation Army Kroc Center, as well as the continuing educational opportunities offered by nearby Temple University.

Jobs, healthcare, and other opportunities outside of the neighborhood are made easily accessible by the neighborhood's extensive transit service. Six bus lines, the SEPTA Broad Street subway line and multiple SEPTA Regional Rail lines are within blocks of the project site, each connecting riders to major job and opportunity centers within the Philadelphia region. The #60 bus runs along Allegheny Ave. right in front of the project site; the #33 bus is three blocks away on 22nd Street; the #2 bus is two blocks away on 17th Street; the SEPTA Broad Street stop is four blocks away; the R6 stops three blocks away at 22nd and

Allegheny; and the R8 stops at Broad St. and Indiana Ave. next to the North Philadelphia Amtrak station .Temple University, only a short walk or bus ride away, possesses a large concentration of educational, medical, and research facilities, providing a stable source of employment for individuals with a wide range of skills. Center City, which provides a wealth of retail, employment, healthcare, and recreational opportunities, is only a short subway ride away. Regional rail lines also provide easy access to jobs and other opportunities beyond the city of Philadelphia.