

Neighborhood Strategic Plan

Allegheny West
Philadelphia, PA

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Businesses of
Allegheny West

December 2004

Neighborhood Strategic Plan

Allegheny West

Philadelphia, PA

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Executive Summary

Philosophy and Mission

The neighborhood strategic plan as presented in this report reflects above all a commitment by different sectors of the Allegheny West community to arrive at a common understanding about the assets, liabilities, challenges, and opportunities that present themselves. Underscoring this “common understanding” is a recognition by those who have given of their time, energy, talents, and ideas to this planning process is that if this neighborhood is to achieve its fullest potential three types of essential investments will be required, namely:

- Investments in the people of the community
- Investments in the physical assets in the community
- Investments in the businesses and industry that help sustain the community

It is this community’s view that to the extent these investments are made and grow over time, “returns-on-investment” as measured by the following benefits and successes will in deed accrue to investors in this effort:

- increased community safety and security,
- improved education and access to living-wage employment,
- enhanced, overall recreation, health care and wellness resources, and
- more affordable housing.

Who are the investors and what are they investing? We believe the answers to these questions are, in large part, linked to conscious decisions by those who have a stake in the success of the Plan and who, accordingly, stand to lose the most should implementation not occur. The investors and what we believe they are poised to invest are:

- current residents reinvesting in their homes, schools and neighborhood institutions, and prospective residents buying or renting housing in the neighborhood.
- neighborhood institutions (civic, religious, educational, social and political) deepening and broadening their services in ways that help build and strengthen personal responsibility as the fundamental building blocks for “community responsibility”.
- existing merchants and businesses continuing to make investments in their stores and businesses, and new entrepreneurs opening stores, offices, or industries in the neighborhood because a market exists.
- private developers or investors placing their capital in the neighborhood to help close the gap between supply and demand.
- government institutions delivering, maintaining and sustaining quality public services in the neighborhood to protect and grow the existing tax base.

Investments in People

The resounding chorus that echoed throughout community meetings held over the past year called for achieving and maintaining a quality-of-life that will enable, as a first priority, existing residents to live, work, worship, learn and play in safe, secure environments. Secondary to that is creating more and better systems of accountability in the areas of education, employment, healthcare and wellness, and housing services. Individual residents who participated in the series of discussions and meetings that helped shape this Plan, as well as the various civic associations listed in the report, acknowledged that accountability for improving conditions starts with the acceptance of personal responsibility.

To that end, residents and civic associations are prepared to take on greater roles with the support of AWF to lead five task forces that are being formed to address the issues and unmet needs they identified in the areas described in the Human Services/Quality-of-Life section of the report. The overarching goals of the task forces are as follows:

- enhance the physical safety and security of community residents and visitors, particularly the most vulnerable among them including women, children, seniors, and the disabled.
- ensure the quality education of the community's children and youth to better prepare them to:
(a) successfully compete in the ever evolving high-tech based economy - as potential employees, employers, or entrepreneurs; and (b) participate in the revitalization of their Allegheny West neighborhood in the future.
- enhance the employability and job-readiness of the able-bodied unemployed and the disillusioned unemployed to seek and find gainful, living-wage employment.

The five task forces and the corresponding agenda for each going forward are as follows:

Safety & Security Task Force

- Police Bike Patrols
- School Crossing
- Street lighting Location
- Street Cleaning
- High Vacancy Blocks

Education & Employment Task Force

- Homework Assistance/Tutoring
- Work-Study/Student Internships
- Job Training/Career/Career Exploration
- Summer Youth Employment
- GED/Continuing Education/Library Services

Recreation Task Force

- Supervised Playgrounds
- After School Programs
- Arts & Crafts

Healthcare & Wellness Task Force

- Pregnancy Prevention
- Pre/Post Natal Counseling
- Parenting
- Drug/Alcohol Use Counseling
- Nutrition and Fitness

Housing Resource Task Force

- Pre/Post Purchase Counseling
- Home Repair Financing
- Consumer Credit/Counseling
- Code Enforcement

Investments in Physical Infrastructure

While the question of physical improvements needs centered on housing, the resident and business community acknowledged that the key to a real and sustained “recovery” by this neighborhood is in the reconfiguration of and reinvestment in the vacant and under-utilized industrial assets and commercial zones in Allegheny West.

With respect to housing investments, the overall goals and objectives the community came to a consensus on include the following:

- maintain and subsequently increase the neighborhood’s 55% homeownership rate to enable more residents to build up their financial assets.
- ensure a stable supply of quality, mixed-income affordable rental housing for individual, families and seniors within the community.
- demolish the stock of imminently dangerous buildings (vacant and occupied) that are: health and safety hazards, serve as havens for criminal activity, weaken neighborhood housing values, and undermine resident’s confidence in their neighborhood’s future; and
- capture market-based opportunities spreading to the West Subarea from East Falls, undertake larger, transit-oriented affordable housing near 22nd Street train station, and preserve housing in the Central Subarea through targeted development and programmatic efforts.
- encourage conventional/bank financing as additional sources of private capital to supplement and complement available public sources of housing finance.
- educate homeowners about potential high interest rate/predatory lending deceptions to prevent such practices from being carried out in the neighborhood.
- identify appropriate parcels and/or buildings within the Budd Company site for conversion to market-rate and mixed -income housing (rental and condominiums) and apartments targeted to seniors.

Investments in Business, Industry and Related Infrastructure

The most significant development opportunities within the Allegheny West neighborhood are generally located in the East Subarea of the community, along and near Allegheny Avenue east of 22nd Street. To capture these opportunities, an Allegheny Corridor Development Strategy is being recommended to include light industrial, retail, rental housing, and sales housing components, and to respond to market opportunities. This overall strategy includes three major components:

The 22nd Street Transit-Oriented Development (TOD) Program which includes sales and rental housing and retail development activities along 22nd Street within two and one-half blocks of the Allegheny commuter rail station. The proposed development program calls for over 70 units of sales housing, 100 units of rental housing, and more than 40,000 square feet of retail space.

The Allegheny Avenue Revitalization Initiative proposes the redevelopment of a series of vacant former industrial properties fronting Allegheny Avenue. New Courtland Elder Services and Devon Storage have already committed to redevelopment of two properties and specific reuse programs need to be developed for several others including the large and derelict Benjamin Riggings site.

Last but not least of all is the proposed Allegheny West Business Campus which calls for reorganizing and reconfiguring industrial properties in the area defined 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. This initiative will result in the reuse of 28 acres of vacant, derelict property and create 500 new jobs within the neighborhood.

Overall

The relationships and linkages between the three investment themes that evolved from this planning exercise hopefully provide greater clarity, and priority, to the community's assets, challenges and opportunities for Allegheny to continue the long but necessary road to improvement and recovery. This plan, while only a framework, has the potential to guide how existing resources can be used more efficiently and more effectively, and how new resources should be deployed to better respond to and serve the community's needs and aspirations.

I. INTRODUCTION AND ACKNOWLEDGEMENTS

A. Planning Goals and Planning Process

While some urban communities look to change their environment to appeal to and attract those who live outside of the neighborhood, this part of North Philadelphia recognizes the assets it possesses to confront and resolve the kinds of problems that cause other areas to lose the “fight with blight”. The planning process and the products contained in this report are unique in the sense that it will have both a retrospective component and a forward-looking component.

In the case of the former, the principal goal of our community planning exercise was to assemble and interpret data and impressions about the recent evolution of Allegheny West and about the impact of public and private investments made here on physical, social, economic, and market conditions. In the case of the latter, the plan’s primary objective was to describe the specific factors, products, resources, and sources needed for Allegheny West to function and thrive interdependently with private and public sector interests that are either located in this community or have civic or financial interests here.

B. Role of Allegheny West Foundation and the Community

AWF and Civic Institutions

The Allegheny West Foundation (“AWF”) is a Pennsylvania nonprofit community development corporation that was founded in 1968 and incorporated in 1974 as part of a community improvement initiative of the Tasty Baking Company. The mission of AWF is to improve the quality of life in the Allegheny West community by achieving the following goals:

- Increase the supply of affordable housing through acquisition and development of sale housing and develop services that encourage home maintenance;
- Nurture economic growth in the Allegheny West area by encouraging business development and revitalization of industrial areas;
- Increase employment opportunities for adults to secure a stable, living wage;
- Strengthen the social fabric of the community by addressing problems identified by local residents including access to healthcare, education and other services;
- Promote civic engagement of area residents through local leadership development; and
- Improve the quality of education available to children and youth by providing work-based learning opportunities, reading enrichment programs, and basic computer instruction.

As the Allegheny West community has evolved physically, and as Allegheny West Foundation has evolved organizationally, it has become clearer that an even broader and stronger coalition of stakeholders was needed to meet the new challenges of community development. These new challenges were created by a less than robust economy and increasingly less reliance on government in general. Allegheny West believes that these new challenges represent new and improved opportunities to stimulate private investment in specific segments of the community that will shape its immediate and long-term direction.

To address these challenges, AWF launched in the fall of 2003 a strategic planning process to engage the community and various stakeholders in identifying specific challenges and opportunities that affect the present and future directions of the neighborhood. AWF, with funding support from the Wachovia Regional Foundation and the City's Commerce Department, hired a professional planning team to develop a neighborhood strategic plan *in collaboration with* not for the community. In conjunction with this process, the Board of Directors of AWF created a standing committee called the Allegheny West Collaborative. This body essentially expanded the number and representation of residents and local civic groups on its board to participate in the exploration of ideas, opportunities, and actions necessary to achieve the objectives noted above.

Twenty neighborhood-based organizations and entities have worked together over the past year to produce a plan of action to strengthen and improve conditions for resident, merchants, businesses and institutions of Allegheny West. These organizations are as follows:

Civic Associations

- Abbotsford Homes Management Corporation
- Chalmers Park Gardeners
- Community Action Group
- Forgotten Blocks, Inc.
- North Penn Civic Association
- Philadelphia Community Civic Organization
- R.A.H. Civic Association
- Residents Coalition
- Woodstock Civic Association

Business Associations

- Hunting Park/Germantown Business Association
- North 22nd Street Merchants Association

Religious Institutions

- Berean Baptist Church/Berean ACT II

Educational Institutions

- Communities in Schools
- Dobbins/Randolph High School
- Gratz High School
- J. G. Whittier Elementary School
- T.M. Pierce Elementary School;

Public Service Entities

- City Year
- Mayor's Office of Community Services
- 39th District Police Advisory Council

AWF and the Business Community

Through work with the local business association and feedback gathered from individual business owners, an inventory of local businesses and services was compiled and is being used to help develop a broader range of appropriate services. In conjunction with this information, AWF requested and received a Delaware Valley Regional Planning Commission planning grant under the Transportation and Community Development Initiative to complete the following activities that complement the neighborhood strategic plan:

- **Public Transit Plan:** identifying and increasing linkages with and between bus, rail and subway, and major industrial and commercial activity nodes; plus new service and station improvements.
- **Transportation Infrastructure Plan:** focusing on improvements to surface streets, traffic patterns, highways; and street signage.
- **Streetscape and Parking Improvement Plan:** exploring special treatments designed to improve lighting, combine smaller industrial parcels, striking smaller streets, and generally improving streets, sidewalks and public spaces.

AWF's Economic Development Committee, which is comprised of the following organizations and institutions, was expanded to guide this portion of the planning process:

Business Associations

- Hunting Park/Germantown Business Association
- North 22nd Street Merchants Association

Financial/Technical Intermediaries

- Local Initiatives Support Corporation
- Pennsylvania Environmental Council
- Philadelphia Renewal Communities Program
- Philadelphia Neighborhood Development Collaborative
- Philadelphia Horticultural Society (on issues of public space greening)

Transportation Services

- SEPTA
- Amtrak

Local Government (Executive Branch)

- Philadelphia Commence Department
- Philadelphia Industrial Development Corporation
- Philadelphia City Planning Commission

Local Government (Legislative Branch)

- Councilman Michael Nutter
- Councilwoman Donna Reed Miller
- State Senator Shirley Kitchen

Other Expertise

- New Kensington CDC on issues of public space greening; and
- Center City District on implementation of directional and gateway signage.

C. History and Profile of the Community and AWF's Service to It

History

Allegheny West is strategically located in Upper North Philadelphia. It is comprised of census tracts 170 through 173 with boundaries defined by four major arterial streets, from Westmoreland Street on the north and Lehigh Avenue on the south, to Broad Street on the east to Ridge Avenue on the west. For purposes of this neighborhood strategic plan, the area has been delineated into three subareas as shown on Map 1 on the following page:

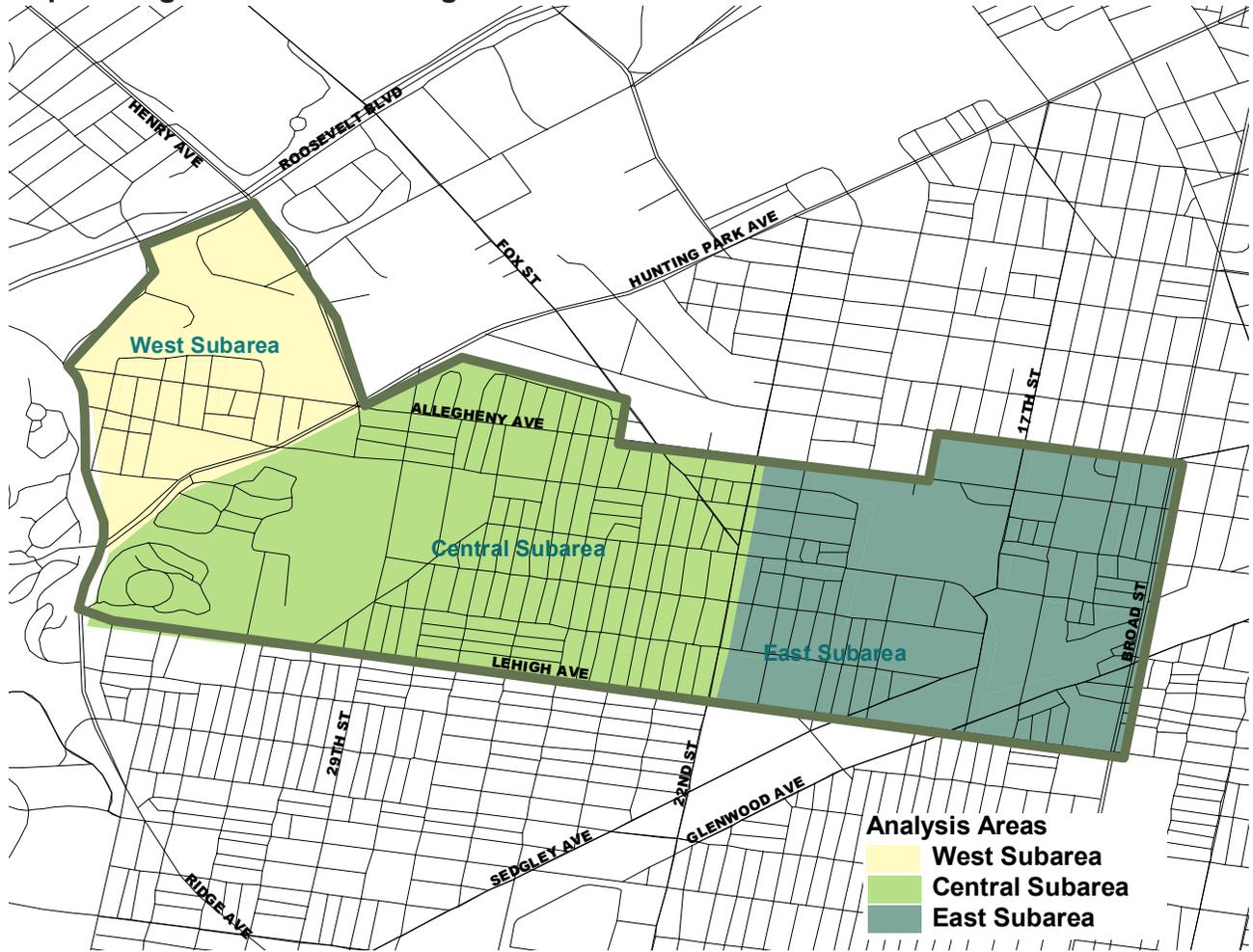
- West Subarea: blocks located west of Hunting Park Avenue
- Central Subarea: blocks lying between 22nd Street and Hunting Park Avenue
- East Subarea: blocks situated between Broad Street and 22nd Street

Located just five miles from City Hall and within close proximity to the Main Line, Conshohocken, and the Philadelphia International Airport, Allegheny West has clear geographical advantages. This competitive edge made it a logical choice for manufacturers in the 19th and the first half of the 20th centuries and, with coordinated planning and reinvestment, leave it ideally positioned to play a key role in the future of the regional economy.

Allegheny West has a strong history as a premier 19th century industrial hub. Multi-story manufacturing buildings constructed along the rail lines surrounded by thousands of row homes and bustling commercial districts defined the landscape of the community. In the early 1950s, the area experienced sharp declines in employment. As manufacturers became more dependent on truck transportation and manufacturing processes evolved, suburban locations with single story structures and easier access to roadways became more desirable.

As a direct consequence of this outward business migration, this community lost approximately one-third of its population since 1970. Recent demographic studies based on U.S. Bureau of the Census data reveal that between 1990 and 2000, this trend continued as Allegheny West sustained a decrease in population of approximately 13 percent compared to 4.29 percent decline for Philadelphia as a whole. In the same period, the number of households calling this community their home dropped by 8 percent, considerably more than the 2 percent decline in the number of households for the City. These downward trends in population and households has, not surprisingly, resulted in an extensive number of vacant and often abandoned properties and a corresponding increase in the incidence of blighting conditions physically.

Map 1: Neighborhood Planning Boundaries



Core Assets

Businesses and Institutions

Prominent Philadelphia companies, including Tastykake, Penn Fishing Reels and Pep Boys, maintain their corporate headquarters in the Allegheny West. Major institutions with local and regional significance also call this area of the city home, serving as anchors in the community. The area has a viable retail community on the 22nd Street Commercial Corridor, a five-block long district that is managed by an active merchants association, and the Allegheny West Industrial Corridor that is supported by its own business association.

Temple University's Health Science Center is housed along Broad Street between Allegheny Avenue and Erie Avenues, and local schools including Mercy Vocational High School and Dobbins Randolph High School offer active job training programs. Regional churches such as Deliverance Evangelical Church with 6,000 members serve the spiritual needs of neighborhood residents and people from surrounding communities.

Community Infrastructure

The community is centrally located in the Greater Philadelphia region. An economic development study by Fairmount Ventures, Inc. concluded in June of 2000 cited the proximity of the community to markets and employees as the neighborhood's primary advantages. A separate study conducted by the University of Pennsylvania's Graduate City Planning Studio in April of 2001 concluded that approximately one-quarter of Allegheny West's industrial area, or 125 acres, is open land without any permanent structures; overbuilding in the suburbs and a growing opposition to suburban sprawl increases the attraction of vacant, historically industrial urban land for businesses seeking expansion space.

Much of the transportation infrastructure constructed to serve industrial businesses in the 19th and 20th centuries remain today; however, while many areas are wholly dependent on the automobile, Allegheny West is fortunate to be bisected by several SEPTA regional rail lines in addition to major arterial streets. In addition, the Allegheny West SEPTA station is located on the proposed Schuylkill Valley Metro line which will allow residents to commute to currently inaccessible regional employment locations.

Housing Stock

AWF's housing development activities have contributed to the 55 percent homeownership rate in the community. The community has a low population and housing unit density attributable to the absence of large apartment/tenement-type buildings, and the housing stock is very affordable to families of low-to moderate incomes.

The value of housing developed and sold by AWF increased by 31% between 1980 and 2002 adding a substantial economic asset to the households of low-to-moderate income families. Mortgage counseling and credit assistance is provided to prospective buyers in the area by the New Kensington Community Development Corporation (NKCDC) to insure that families get access to settlement assistance grants and other programs for first time homeowners. Buyers are also referred for credit and budgeting assistance to the Women's Opportunity Resource Center.

Commercial Retail Components

AWF's work with the 22nd Street Business Corridor has resulted in the sale of mixed-use commercial properties and the attraction/retention of new businesses to the area. The 22nd Street Corridor has launched a "Main Street" development project to enhance the commercial productivity of its 86 viable businesses with funding from the City's Commerce Department through a \$75,000 annual grant. Moreover, the Hunting Park Business Association is a thriving local merchants group that serves 150 firms.

Three major local businesses, Tastykake, Penn Fishing Reel and Pep Boys continue to employ upwards of 2000 employees and all have produce products that have national recognition. The establishment of Keystone Opportunity Zones in the target area has made land available for industrial development at a competitive cost; additional resources for industrial development are available through the Industrial Sites Clean-up Fund.

Industrial/Manufacturing Sector

Tasty Baking Company continues to provide significant economic support and expertise to local business development initiatives through AWF; the company is also dedicated to remaining in its present location and to providing advisory leadership to stakeholders.

Industrial land assets and opportunities for redevelopment are developed and marketed through the Allegheny West Industrial Corridor Plan to improve the infrastructure required to support industrial employers; 125 acres of open land are available for business expansion and development.

There are several organizations and institutions, public and private, which are collaborating with AWF to identify and take advantage of commercial industrial development opportunities that exist within the community. In 1999, AWF formed an Economic Development Committee consisting of elected officials and representatives from the local business community, municipal government, and non-profit economic development organizations. The Committee identified fourteen key sites, derelict former industrial properties or brownfields, flanking rail lines in the heart of the industrial district. These sites were targeted for acquisition, demolition, remediation and reuse. To-date, Phase I environmental studies have been completed on over 22 properties, including each of the fourteen key sites. Phase II environmental studies have been completed on two sites, which have identified end-users.

A significant success of the Economic Development Committee has been the ongoing redevelopment of the former Stanley Blacker property, an abandoned eight-story building and a key site occupying an entire city block. The City of Philadelphia purchased the tax delinquent property at tax sale and secured over \$100,000 in state funds for environmental characterization, that is to identify the nature and extent of subsurface environmental hazards and deficiencies. The site was recently cleared at a cost of \$486,000 and environmental characterization will be completed in 2003, leaving a prime, strategically located 8-acre development parcel. The city expects to negotiate an agreement of sale with a local manufacturer that plans to construct a new 40,000 square foot building, adding approximately 60 neighborhood jobs

Educational System and Programs

There are two major weaknesses in education: elementary and middle schools in the area have low rates of student achievement; and all seven schools (Whittier, Steel, Cleveland, Kenderton, Pierce,

Rhodes, and Gillespie) rank in the bottom 25% of Pennsylvania schools on math and reading standardized test scores. Notwithstanding these problems, the neighborhood is home to two significant vocational training programs – Mercy Vocational and Dobbins Vocational – which provide training that enhances the employability of local youth.

Seventy-one percent (71%) of students at Gratz High School take the SAT and 64% aspire to enter college. Through the support of the William Penn Foundation and the Philadelphia Youth Network, AWF has been able to provide career preparation to hundreds of local youth during recent years.

At the high school level, Mercy Vocational serves an important function in workforce preparation with a rate of 89% job placement for its graduates. Randolph and Dobbins Vocational High schools have a 60% job placement rate for graduates while 40% of their nearly 2000 students express the desire to enter college. The AWF Community Resources Center provides computer-training programs for local youth and adults. Through its partnership with the Careerlink office, AWF has provided job training and skills development to 210 adult residents including sessions on resume writing, interview skills and job readiness skills.

Social Service Supports

While the infrastructure for social services is not as well developed as the networks that support other community development initiatives, some providers serve residents across the life span. Services to community elders are accessible at the Woodstock Civic Center and the North City Congress Senior Center. Youth services are provided by North Penn Civic Association and Berean Baptist Church.

After school tutoring and enrichment activities are provided to students at the Peirce School through a partnership between AWF, Communities in Schools, and trained City Year Corps volunteers. In addition, access to child-care programs is promoted through the Philadelphia Child Care Resources North District Office, two child care centers operated by Allegheny Child Care Academy.

Health Care Access

The neighborhood is home to several large-scale health care providers, including the Cambria Health Center, a major provider of health care operated by the Philadelphia College of Osteopathic Medicine, and a Philadelphia District Health Center located at 2840 Dauphin. Another important health care facility accessible to the community is the Temple University Health System complex that includes Temple Children’s Hospital, Temple University Hospital, and affiliated offices that operated through agreements with the Temple Physicians Incorporated. In addition, the Medical College of Philadelphia (MCP), which until recently operated the local hospital and trauma center most frequently used by residents of the target area. During the planning study, the ownership announced its intention to close the facility. The immediate and surrounding community demonstrated its resolve to maintain the medical services offered by this institution, and, as a result, there are plans to reorganize and keep MCP open and operating. AWF has had representation from MCP on its governing board since the agency’s founding.

Strong local cultural arts programs — including the creation of murals in local elementary schools — are offered by the Mural Arts Program and NetWorks Arts while the New Land Marks Public Art Program has planned a public arts program that winds throughout the community

Community Building

A strong core of civic associations has been active in community planning for the area including Abbottsford Homes Corporation, Chalmers Park Gardeners, Community Action Group, Forgotten Blocks, North Penn Civic Association, Philadelphia Community Civic Organization, Woodstock Civic and RAH Civic Association.

Advisory and governance boards affiliated with AWF include a wide cross section of community institutions and leaders from the local business, banking, education and civic community. The leadership group that emerged from the residents of the “Forgotten Blocks” section of the community successfully lobbied the city and a local church to keep their homes during the 1970s. This group continues to provide significant leadership in securing resources through the City as part of the Neighborhood Transformation Initiative (“NTI”), for redevelopment of the community.

Corporate/Civic Engagement

In 1968 when the Tasty Baking Company helped create AWF to address disinvestment that was impacting buildings and blocks surrounding its facilities, it was one of the first local examples of the corporate community sharing in the responsibility for *improving its community*, versus *moving away from its community*. Throughout this time period, AWF has sought to recreate and sustain the value and functions that enable old urban neighborhoods to survive and ultimately thrive.

Allegheny West Foundation

AWF has developed or facilitated the development, rehabilitation or repair of 424 housing units since the advent of its real estate development program in the early 1980s. This production has leveraged approximately \$45 million in housing investments as reflected in the chart below. Eighty percent of the housing investments undertaken by AWF over this time (338 units) resulted in the creation of new owner-occupied housing or the stabilization of existing owner-occupied housing in the community. The value of this category of housing improvements represents \$38 million of the \$45 million total housing investment. The remaining 20 percent of AWF’s housing investments (86 units) supported the development of rental housing that was financed in part with equity through the low income housing tax credit program.

<u>Housing Development Activity</u>	<u>Units</u>	<u>%</u>	<u>\$ Value</u>	<u>%</u>
Acquisition, Rehab and Rent to Own	127	30%	\$15,240,000	34%
Acquisition, Rehab and Sale	144	34%	\$17,280,000	38%
Acquisition, Rehab and Sale (HRP)	40	9%	\$4,600,000	10%
Rental Housing Development	86	20%	\$7,826,000	17%
<u>Owner-Occupied Home Repairs</u>	<u>27</u>	<u>7%</u>	<u>\$72,900</u>	<u>1%</u>
Total	424	100%	\$45,018,900	100%

Source: Allegheny West Foundation, 2003

With respect to its housing development pipeline, AWF has twenty-one (21) units undergoing substantial rehabilitation or new construction. These units are targeted to first-time homebuyers and are expected to be completed by the end of 2004. In addition, AWF is pursuing site control of 92 vacant houses to redevelop for homeownership. Some of these properties have been encapsulated by the City as part of the Neighborhood Transformation Initiative (“NTI”) commitment to the Allegheny West community.

D. Planning Team

The Allegheny West Neighborhood Strategic Plan and the process used to shape it reflects a collaboration between AWF and three local consultants. The consultants and their respective responsibilities in the development of the Plan are identified below:

Wilson Associates, Inc.

- coordinated consultant team
- conducted community meetings
- collected/analyzed demographic data
- developed human services quality of life strategy
- designed performance indicators/outcome measures

Urban Partners

- completed housing market study
- completed business/industrial development strategies
- managed transportation subconsultant services

Readletter Services

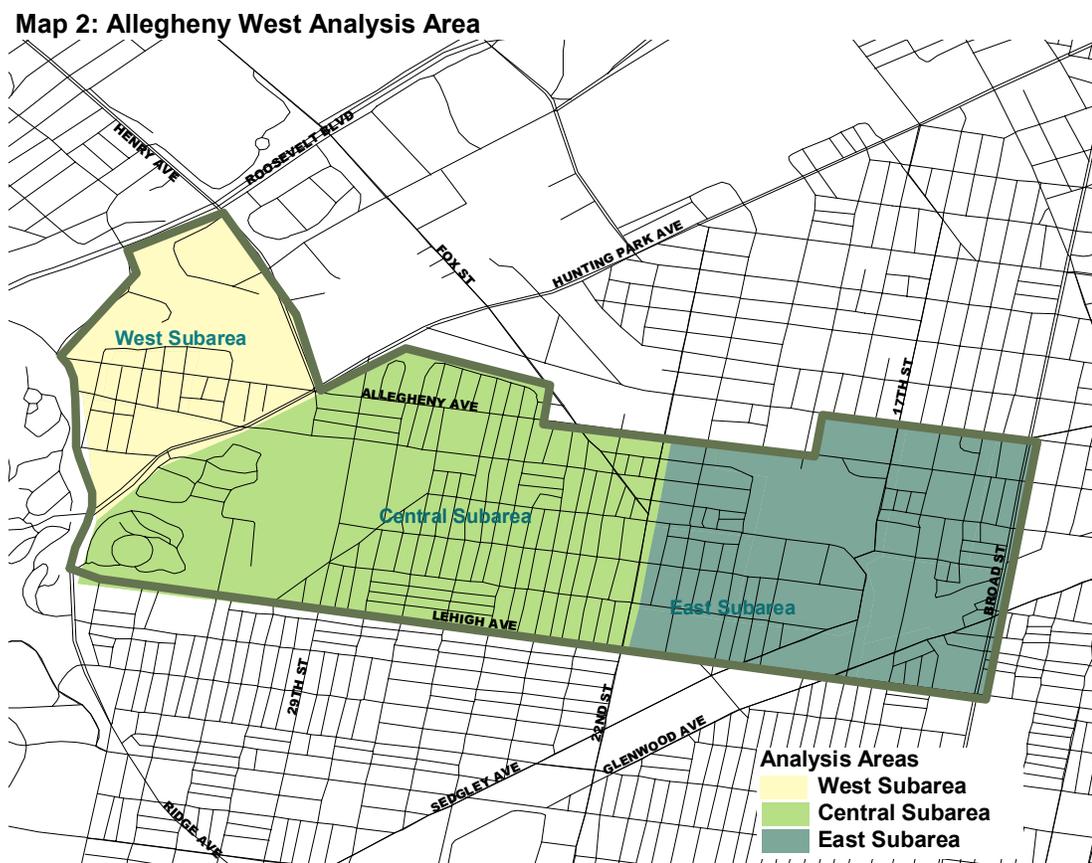
- conducted community outreach/focus group discussions
- collected/analyzed human service data and program information
- outlined human service priorities/quality-of- life needs and priorities

II. PROFILE OF NEIGHBORHOOD CONDITIONS & TRENDS

A. Housing Market

This section provides a detailed analysis of the housing market in the Allegheny West study area as part of the Allegheny West Community Development Plan. The analysis area (shown in **Map 2**) for the Allegheny West neighborhood extends to Broad Street on the east and follows Lehigh Avenue on the south to Ridge Avenue on the west. On the north, the analysis boundary follows Willard and Westmoreland Avenues and the freight rail line. Major routes leading to Allegheny West include Kelly Drive, Highway 76 via the Roosevelt Expressway, Ridge Avenue, Hunting Park, and Broad Street. Public transportation links include two stops in the study area on the Broad Street line at Lehigh and Allegheny Streets, and four station stops within or very near the study area on SEPTA's Regional Rail lines. The neighborhood sits near several important assets: MCP Hospital, Temple University Hospital, and the Laurel Hill Cemetery, which bring visitors and homebuyers into the neighborhood. The area is also home to major industrial employers and corporate headquarters, including the Tasty Baking Company, Pep Boys, and, until recently, the Budd Company.

The Allegheny West study area was subdivided into three subareas--West, Center, and East--each with distinct characteristics. The West Subarea, which has larger homes and a higher homeownership rate, is bounded by Ridge Avenue, Roosevelt Boulevard, Henry Avenue and Hunting Park Avenue. The Central Subarea, with significantly smaller homes, is bounded by Hunting Park Avenue, Willard Avenue, 22nd Street, and Lehigh Avenue. The East Subarea, which includes more apartment buildings, is bounded by 22nd Street, Allegheny Avenue, Westmoreland Street, Broad Street, and Lehigh Avenue.



Demographics

The population in the analysis area stood just below 20,000 when the Census was taken in 2000. This represents a decline of 2,775 residents (or 12%) since 1990 (see **Table 1**). The rate of decline was significantly sharper than that of the City of Philadelphia, which declined in population by 4.3%. The decline varied in the different subareas of Allegheny West. The West Subarea lost 11% of residents, or 217 people. The Central Subarea, which is the most heavily populated with 12,696 residents in 2000, lost 14.3% of residents, or 2,117 people. The East Subarea, with its 5,565 residents, lost 7% of its population, or 439 people in 2000.

Area	1990	2000	1990-2000 Change	% Change
West Subarea	1,952	1,735	-217	-11.1%
Central Subarea	14,813	12,696	-2,117	-14.3%
East Subarea	6,004	5,565	-439	-7.3%
Allegheny West Total	22,769	19,996	-2,773	-12.2%
Philadelphia	1,585,577	1,517,550	-68,027	-4.3%

Source: U.S. Census

Housing Stock & Tenure

Table 2 shows the total number of housing units in the Allegheny West analysis area dropped by 417 in the 1990s, bringing the total number of units to 8,688 in 2000. The loss of housing stock was spread fairly evenly across the analysis area, as Map 3 illustrates.

Area	1990	2000	1990-2000 Change	% Change '90-'00
West Subarea	724	691	-33	-4.6%
Central Subarea	5,529	5,338	-191	-3.5%
East Subarea	2,852	2,659	-193	-6.8%
Allegheny West Total	9,105	8,688	-417	-4.6%
Philadelphia	674,899	661,958	-12,941	-1.9%

Source: U.S. Census

The only major concentration was of lost housing stock over in the area bounded by Broad Street, Indiana Avenue, 17th Street, and Somerset Street. In contrast, the area just to the north of Westmoreland Street

Map 3: Changing in Housing Units



gained nearly 90 housing units in the 1990s. This loss of 417 units represents a decline of 4.6% of the total housing stock, a rate of loss more than twice as large as the City as a whole, which lost 1.9% of its housing stock.

Occupied housing units also declined in the last decade, with 300 fewer occupied units in 2000, causing the total number of occupied housing units to fall to 7,529—a 3.8% drop (see **Table 3**). Citywide, the percentage decline in occupied housing units was 2.2%. The Central Subarea experienced the greatest decline in occupied homes, falling 5.5%, while the other Subareas remained largely unchanged.

Table 3: Occupied Housing Units					Vacant Housing Units			
Area	1990	2000	1990-2000 Change	% Change '90-'00	1990	2000	1990-2000 Change	Vacancy Rate, 2000
West Subarea	623	621	-2	-0.3%	101	70	-31	10.1%
Central Subarea	4,975	4,701	-274	-5.5%	554	637	83	11.9%
East Subarea	2,231	2,207	-24	-1.1%	621	452	-169	17.0%
Allegheny West Total	7,829	7,529	-300	-3.8%	1,276	1,159	-117	13.3%
Philadelphia	603,075	590,071	-13,004	-2.2%	71,824	71,887	63	10.9%

Source: U.S. Census

Despite the decline in occupied housing units, the number of vacant units declined as well, mainly as a result of the drop in total housing units. In 2000, there were 1,159 vacant units in the analysis area, which is 117 fewer than in 1990. The number of vacant units declined in the West and East Subareas, where housing occupancy remained relatively stable, but increased by 83 units in the Central Subarea, where housing occupancy declined significantly. The vacancy rate is 13.3% in the overall analysis area, compared with 10.9% citywide, and is highest in the East Subarea (17%) compared to the Central and West Subareas (11.9% and 10.1%, respectively).

Owner-occupied housing in the analysis area represented 64% of the housing market in 2000, which is down from 71% in 1990 (or 707 units), but is still higher than the citywide rate, which is 59.3% (see **Table 4**). Owner-occupancy is highest in the West Subarea (75.4%) and significantly lower in the East Subarea (47.7%), where the majority of the units are renter-occupied.

Table 4: Owner-Occupied Housing Units					Renter-Occupied Housing Units			
Area	1990	2000	1990-2000 Change	% Owner- Occupied, 2000	1990	2000	1990-2000 Change	% Renter- Occupied, 2000
West Subarea	483	468	-15	75.4%	140	153	13	24.6%
Central Subarea	3,760	3,300	-460	70.2%	1,215	1,401	186	29.8%
East Subarea	1,284	1,052	-232	47.7%	947	1,155	208	52.3%
Allegheny West Total	5,527	4,820	-707	64.0%	2,302	2,709	407	36.0%
Philadelphia	373,601	349,633	-23,968	59.3%	229,474	240,438	10,964	40.7%

Source: U.S. Census

Occupied rental-housing units increased by 407 units, causing the total number of rental units to rise to 2,709. While the overall rate (36%) is lower than the citywide rate (40.7%), the East Subarea has a much higher concentration of renter-occupied units (52.3%). The number of renter-occupied units in this area grew by over

200, most of which occurred between 17th and Broad Streets. The West and Central Subareas have just 25% and 30% renter-occupancy, respectively.

The typical household in the analysis area is a female-headed family with no husband present. This is particularly true in the Central and East Subareas where 40% and 38% of the households, respectively, are female-headed (see **Table 5**). Also high is the rate of senior citizens living alone, particularly in the Central and East Subareas (12% and 13%, respectively).

	West Subarea	Central Subarea	East Subarea
Total Households	664	4,845	2,169
Married-couple family	33%	21%	15%
Male headed family, no wife present	7%	6%	7%
Female headed family, no husband present	30%	40%	38%
Householder living alone (under 65 years)	15%	16%	22%
Householder living alone (65 + years)	9%	12%	13%
Non-family household (not living alone)	5%	5%	5%

Source: U.S. Census

Sales Housing Market

In the 24 months between October 2001 and September 2003, there were 52 single-family, owner-occupied homes that sold in the Allegheny West study area (see **Table 6**). The median sales price in this area was \$37,750—far beneath the replacement cost of a typical Allegheny West home. Comparing sales in the first and second halves of the two-year period, there were significantly more homes that sold in the first 12 months (34 homes) than there were in the latter half (18 homes). The median sales price increased, although not notably, from \$37,000 to \$38,000.

	Oct 2001- Sept 2003	
	Total Sales	Median Sales Price
West Subarea	7	\$45,000
Central Subarea	34	\$38,000
East Subarea	11	\$27,000
Allegheny West Total	52	\$37,750

Source: Win2Data

The median sales price varied by subarea. The West Subarea had the highest median sales price of \$45,000, but had the lowest number of sales of just seven homes in the 24-month period. There were 34 homes that sold in the Central Subarea for a median price of \$38,000. The East Subarea had just 11 homes that sold for a median price of \$27,000.

Taking a closer look at the two-year period shows that the number of sales dropped off after the first year. In the Central and East Subareas—there was just half the number of sales than in the previous 12 months (see **Table 7**). The Central Subarea had 22 sales in the first 12 months, and just 12 sales in the latter 12 months. The East Subarea had eight sales in the first 12 months, and just three sales in the latter 12 months.

Appendix A shows in detail the homes that sold in the 2001-2003 time period. The data is subdivided by subarea and shows the size, sale price, and date of sale for each property.

	Oct 2001- Sept 2002		Oct 2002- Sept 2003	
	Total Sales	Median Sales Price	Total Sales	Median Sales Price
West Subarea	4	\$47,000	3	\$43,500
Central Subarea	22	\$37,750	12	\$38,000
East Subarea	8	\$28,250	3	\$22,300
Allegheny West Total	34	\$37,000	18	\$38,000

Source: Win2Data

The annual home sales rate is another indicator of the position of the housing market. It is determined by dividing the total number of units sold in one year by the total number of owner-occupied housing units. Typically, in a healthy market, the sales rate is about 5%. In Allegheny West, this rate is not even 1%. The sales rate is lowest in the East and Central Subareas at .9% and is highest in the West Subarea at 1.07% (see **Table 8**).

	2001-03	
	Housing Units	Sales Rate
West Subarea	468	1.07%
Central Subarea	3,300	0.89%
East Subarea	1,052	0.90%
Allegheny West Total	4,820	0.91%

Source: Win2Data

Residential real estate listings showed 30 homes on the market as of November 2003 (see **Table 9**). The average asking price was \$34,675, with the highest listed at \$69,900 in the West Subarea, and the lowest at \$19,000 in the Central Subarea. Of the 30 homes listed for sale, at least six of them are thought to be the result of foreclosures. According to local realtors, houses sit on the market for an average of 30 days, but the length

of time depends greatly on the number of bedrooms and the condition of the house. Larger homes are the most attractive and sell quickly. In one situation, a four-bedroom house that was in good condition and was listed at \$65,000 received multiple phone calls daily and, ultimately, was bid up to \$75,000. On the other hand, smaller houses can remain on the market for months. For example, a two-bedroom house in fair condition listed for \$25,000 has been sitting on the market for more than five months with no interested buyer.

Homes in the Allegheny West study area were described to be about 1,000 SF on average and included a mix of two and three bedroom units. Nineteen of the 30 homes listed were under 1,000 SF. None of the homes exceeded 1,500 SF. This pool of available homes reinforces the pattern observed in recent sales--sales prices are significantly higher in the West Subarea, where properties are larger; home sizes in the Central and East Subareas are quite small.

The Allegheny West Foundation has purchased and sold a number of rehabilitated units over the years, and while sales prices vary depending on size, the approximate recent sales prices are:

Two-bedroom	\$35,000
Two-bedroom w/ porch	\$40,000
Three-bedroom	\$45,000
Four-bedroom	\$50,000

Table 9: Real Estate Listings, November 2003

West Subarea			
<u>Location</u>	<u>Listing Price</u>	<u>Bdrms</u>	<u>Sq. Ft.</u>
Shedwick & Clearfield	\$25,500	3 Bed, 1 Bath	1,120
Spangler & Clearfield	\$51,900	3 Bed, 1 Bath	1,274
Ridge & Allegheny	\$69,900	4 Bed, 1 Bath	1,419
Median Sales Price	\$51,900	Average SF	1,271
Central Subarea			
<u>Location</u>	<u>Listing Price</u>	<u>Bdrms</u>	<u>Sq. Ft.</u>
25th & Cambria	\$19,000	3 Bed, 1 Bath	920
26th & Cambria	\$19,260	3 Bed, 1 Bath	940
29th & Clearfield	\$29,900	2 Bed, 1 Bath	756
28th & Clearfield	\$19,500	2 Bed, 1 Bath	754
3000 Block of Taylor	\$24,900	3 Bed, 1 Bath	1,416
27th & Silver	\$25,000	2 Bed, 1 Bath	860
Stillman & Stella	\$25,000	2 Bed, 2 Bath	932
28th & Clearfield	\$25,000	2 Bed, 1 Bath	754
28th & Clearfield	\$25,000	2 Bed, 1 Bath	754
Stillman & Indiana	\$29,900	3 Bed, 1 Bath	932
24th & Cambria	\$29,900	3 Bed, 1 Bath	1,312
27th & Silver	\$32,000	2 Bed, 1 Bath	860
27th & Cambria	\$35,000	3 Bed, 1 Bath	960
25th & Taylor	\$38,900	3 Bed, 1 Bath	1,320
24th & Somerset	\$39,000	3 Bed, 1 Bath	1,032
26th & Somerset	\$39,900	2 Bed, 1 Bath	896
27th & Indiana	\$39,900	3 Bed, 1 Bath	856
Ringgold & Cambria	\$42,000	2 Bed, 1 Bath	840
25th & Indiana	\$43,500	3 Bed, 1 Bath	1,247
Taney & Cambria	\$45,000	3 Bed, 1 Bath	900
24th & Cambria	\$45,000	3 Bed, 1 Bath	1,312
24th & Lehigh	\$49,900	3 Bed, 1 Bath	926
Median Sales Price	\$30,950	Average SF	976
East Subarea			
<u>Location</u>	<u>Listing Price</u>	<u>Bdrms</u>	<u>Sq. Ft.</u>
Woodstock & Cambria	\$29,900	3 Bed, 1 Bath	960
20th & Lehigh	\$34,900	3 Bed, 1 Bath	1,050
21st & Somerset	\$26,900	3 Bed, 1 Bath	1,002
22nd & Indiana	\$38,900	2 Bed, 1 Bath	840
15th & Clearfield	\$39,900	3 Bed, 1 Bath	916
Median Sales Price	\$34,900	Average SF	954
Total Median Asking Price	\$33,450		

Source: Realtor.com

Long-Term Sales Trends

There have been changes in the housing market in the last 10 years. In comparing the 24-month period between October 1991 and September 1993 with the most recent period, the number of sales has fallen off sharply, but the sales price has increased dramatically (see **Table 10**). There were 82 homes that sold in the 1991-93 period compared with just 52 homes sold in the 2001-3 period. The median sales price in the 1991-93 period, before adjusting for inflation, was only \$13,500. In 2003 dollars, that number increases to a median sales price of just under \$17,000. The median sales price in the 2001-03 time period was \$37,750. While the increase in the actual median sales price was a staggering 180%, the increase after adjusting for inflation was

also an impressive 123%, especially in comparison to the 25% inflation rate during that time. Sales data for the 1991-3 time period can be found in **Appendix B**.

Table 10: Single-Family Owner-Occupied Home Sales

	Oct 1991- Sept 1993			Oct 2001- Sept 2003		Change	
	Total Sales	Median Sales Price (Actual)	Median Sales Price (Adjusted)	Total Sales	Median Sales Price	Percent Increase (Actual)	Percent Increase (Adjusted)
West Subarea	10	\$23,500	\$29,502	7	\$45,000	91.5%	52.5%
Central Subarea	49	\$12,500	\$15,065	34	\$38,000	204.0%	152.2%
East Subarea	23	\$12,000	\$15,065	11	\$27,000	125.0%	79.2%
Total	82	\$13,500	\$16,948	52	\$37,750	179.6%	122.7%

Source: Win2Data

The median sales price increased most dramatically over the last 10 years in the Central Subarea, which experienced a 152.2% increase after adjusting for inflation. The East Subarea followed with an increase of 79.2% in median sales price, and the West Subarea, with the highest median home sales price, increased by 52.2%.

The only relatively new owner-occupied housing development in the Allegheny West study area is Woodstock Mutual Homes, an affordable cooperative located at 29th & Lambert Streets. Woodstock, which was constructed in 1981, has 108 units and only 5 vacancies.

Adjacent Neighborhood Housing Conditions

In nearby East Falls, the number of homes sold jumped from 41 in the 1991-93 time period to 286 in the 2001-03 time period, reflecting a significant turnaround in the housing market there. During this time, the median sales price increased by 15.5% to \$116,000, after adjusting for inflation. The average size of these homes was 1,329 SF--slightly larger than the Allegheny West homes. Recent townhome sales on blocks reasonably near Allegheny West have typically been in the range of \$105 to \$155 per square foot, with some as high as \$230 per square foot. The average price has been \$120 per square foot.

Sales prices in Allegheny West were similar to the prices in adjacent neighborhoods, north of Allegheny Avenue and south of Lehigh Avenue. The median sales price in the Strawberry Mansion neighborhood to the south was \$37,500 and was \$42,800 in the Tioga neighborhood to the north.

Rental Housing Market

As of 2000, there were 2,700 renter-occupied units in the Allegheny West analysis area. Two-thirds of these rental units were in single-family homes, approximately 15% were in two-to-four unit structures, and 18% were in structures of five or more units (see **Table 11**). By subarea, single-family homes represented 61% of rental units in the West Subarea, 88% in the Central Subarea, and only 41% in the East Subarea.

Table 11: Units in Structure of Rental Properties, 2000

	Single-			
	Total	Family Unit	2-4 Units	5+ Units
West Subarea	153	93	60	0
Central Subarea	1,401	1,230	133	38
East Subarea	1,155	477	216	462
Total	2,709	1,800	409	500

Source: U.S. Census, Urban Partners

The 1,230 rented single-family homes in the Central Subarea represent a particularly high concentration.

More than 92% of rental units in structures of five or more units are located in the East Subarea, with larger multi-family properties especially concentrated near Allegheny and Broad Streets. Many of these properties are targeted to low-income qualifying tenants. Hedgerow Apartments at 16th and Allegheny has 81 units that are exclusively for low-income people; this property has no vacancies. Next door, Edgewood Manor is among the apartment complexes offering subsidized, affordable rental units. It has 110 tax credit units and only four vacancies at the time this report was written. One-bedroom units start at \$475, two-bedrooms at \$575, and three-bedrooms at \$675. Across the street, St. Joseph's age-restricted subsidized apartment complex has 62 units. St. Joseph's offers only one-bedroom units to people 55 and older, with rents starting at \$380.

These rent levels are consistent with information reported in the 2000 census, where approximately half of renters reported rents between \$350 and \$600, with one-quarter paying less than \$350 and another quarter paying more than \$600 (see **Table 12**).

Table 12: Monthly Rents, 2000

Area	\$0-350	\$350-500	\$500-600	\$600+
West Subarea	37%	24%	7%	32%
Central Subarea	18%	33%	25%	25%
East Subarea	23%	36%	20%	20%
Allegheny West Total	24%	32%	20%	25%

Source: U.S. Census

These rent levels especially characterize the 1800 single-family rental homes, which represent the major component of the rental housing market in Allegheny West. Ownership of these rental homes is generally quite diffused. In some cases, properties become investor-rented because homeowners are unable to sell their homes and, therefore, are forced into renting out these properties. There are, however, also some concentrations of rental home ownership. For instance, the Allegheny West Foundation manages 86 tax-credit units that rent for as little as \$310 a month for an efficiency. Rental rates for these units are:

Efficiency	\$310
One-bedroom	\$345-385
Two-bedroom	\$470-485
Three-bedroom	\$520

Most Allegheny West rental homes, however, are owned by individual for-profit investors. Realtors report that the number of investors purchasing these properties has been increasing in recent years. In fact, 42% of all single family home sales go to investors. This is a pattern that has generally been true for at least the past fifteen years. Investor purchases are highest in the Central Subarea at 44% (see **Table 13**) and lowest in the West Subarea at 30%. Realtors report that these investors often rent to households whose payments are supplemented through Section 8 vouchers. Two-bedroom units with Section 8 vouchers rent for more than \$525, and three-bedroom units start at about \$660 a month. **Appendix C** shows a complete listing of investor-purchased single-family properties that sold in the 2001-03 time period; and **Appendix D** shows those sales in the 1991-93 time period.

**Table 13: Percent Investor Sales
2001-2003**

	Total Sales	Investor Sales	% Investor Sales
West Subarea	10	3	30.0%
Central Subarea	59	26	44.1%
East Subarea	19	8	42.1%
Allegheny West Total	88	37	42.0%

Source: Win2Data

Some investors have over time accumulated multiple rental homes in Allegheny West. In most cases these investors own two or three such homes. We have identified a few investors, however, that control four or more properties (see **Table 14**). (We should note that this list may not include all such multi-property groups.)

Table 14: Investors Controlling Four or More Properties in Allegheny West

<u>Owner Name</u>	<u>Other Names Used for Purchases</u>	<u>Mailing Address</u>	<u>Properties Owned in Allegheny West</u>
Julian K & Adrian C Props LLC	Krinsky & Castelli Julian Krinsky Properties Propertie Anthony & Simon	P.O. Box 60666 King Of Prussia, Pa. 19406-0666	2934 N. Stillman St. 2850 N. Bailey St. 2949 N. Bambrey St. 2621 W. Somerset St. 2623 W. Somerset St. 3235 N. Stillman St. 3033 N. 26th St. 3104 N. 27th St. 3106 N. 27th St. 2727 N. Hollywood St. 3110 N. Taylor St. 1615 W. Toronto St.
Ralcram LLC		2332 E. Allegheny Avenue Philadelphia, Pa. 19134-4433	3029 N. Bailey St. 3126 N. Marston St. 2903 N. Bonsall St. 2763 N. Croskey St. 2731 N. 20th St. 2824 N. Van Pelt St. 3347 N. Sydenham St.
Frank J. Raffaele		P.O. Box 11837 Philadelphia, Pa. 19128-0337	3409 W. Westmoreland St. 3413 W. Westmoreland St. 3415 W. Westmoreland St. 3437 W. Westmoreland St. 3215 N. 34th St. 3211 N. 34th St.
Denise Patterson	James & Deena Rice	6244 N. Woodstock St. Philadelphia, Pa. 19138-3042 (& Others)	3127 N. Pennock St. 3112 N. Pennock St. 3339 W. Allegheny Ave. 2926 N. Bonsall St. 2924 N. Bonsall St.
Big G Enterprises Inc.		7800 Mercury Place Philadelphia, Pa. 19153-1220	2734 N. Gratz St. 2509 W. Seltzer St. 2527 W. Seltzer St. 2738 N. Gratz St.
Mc Arthur Smith		7322 School Lane Lamott, Pa. 19027-3142	2930 N. Taylor St. 3243 N. 26th St. 2814 N. Opal St. 2827 N. Croskey St.

Source: Win2Data

Adjacent Area Rental Markets

In East Falls, the rental market has done very well in recent years. New developments are introducing luxury rental units to the market and are commanding premium rents.

- **Chelsea Apartments**, redeveloped in the late 1980s, has 131 units and only five are available. Rent for a 700 SF one-bedroom starts at \$1,000, and an 850 SF two-bedroom starts at \$1,200.
- The **Mills of East Falls** is undergoing its first phase of development, which will be completed in October 2004. This phase includes 24 luxury loft apartments priced between \$1,250-\$3,000—many of which are pre-leased, a gallery that is already open, 40 artist studios, a bakery opening in April, and a restaurant. The second phase will include 26 additional apartments and more artist studio space. This property immediately abuts the West Subarea of Allegheny West.
- **Dobson Mills** on Ridge Avenue will be a 234-unit apartment complex adjacent to the Mills at East Falls and that connects with Chelsea Apartments. It will be a four-story building with rents starting at \$1,700 and will have 7,500 SF of ground-floor retail. The project is scheduled to be completed by October 2005.
- The **Valhal Development** has proposed 25 luxury units near MCP hospital that it anticipates to price between \$2,000 and \$2,500. However, this project is on hold until issues involving the water main and MCP are resolved.

Conclusions

Overall Patterns

The housing supply in Allegheny West is overwhelmingly characterized by **single family homes, both owner-occupied and rented** homes.

A decade ago, housing prices in the entire Allegheny West neighborhood were extremely low, though somewhat higher in the West Subarea. During the 1991-3 period, the median sales price of owner-occupied homes in the Central and East Subareas was \$12,000, rising to \$23,500 in the West Subarea. Homes bought by investors were selling for 10% to 20% below these prices.

During the past decade, housing values have increased at rates well beyond inflation. During a period when inflation increased prices by about 25%, home prices have doubled in the West Subarea; tripled in the Central and East Subarea. However, because prices started at such a low level, **sales prices are now still remarkably affordable.**

Typical sales prices for owner-occupied homes in the Central Subarea have risen to the low to mid-\$40s range in the past few months. The limited recent sales in the West Subarea have seen scattered pricing, with homes bigger than 1,500 SF reaching through the \$50s to \$60,000.

Most Allegheny West homes are very small, many with less than 1,000 SF of living space. **The demand for comparatively larger existing homes (above 1,200 SF) is much stronger than for smaller houses,** even though prices per square foot are at about the same level (\$37). Larger homes sell much more quickly and more often to owner-occupants. Realtors note that smaller properties stay on the market much longer and are more likely to be bought by investors. **More than half of homes under 1,100 SF sold in the past two years have been bought by investors.**

West Subarea

The market for owner-occupied housing varies significantly through the three subareas of Allegheny West. The West Subarea has traditionally been the strongest and has remained so. More than 75% of housing units are owner-occupied. Median sales prices during the past two years are at \$45,000 for older properties and rising. Homes are comparatively larger (average of 1,323 SF for homes sold in the last two years) and therefore sell more rapidly. **Current housing listings in this area range up to nearly \$70,000.**

The West Subarea also faces potential new impacts from the dramatic increases in home values in East Falls and the upgrading of properties for rental housing immediately adjacent to this portion of Allegheny West. Sales prices for townhomes in nearby portions of East Falls are now in the \$105/SF to \$155/SF range, though some sales have reached \$175 per square foot for larger homes (above 1,300 SF) and into the \$225 to \$240 per square foot range for smaller 1,000 to 1,100 SF properties. **Investors are beginning to accumulate property in the western portion of this subarea.**

Central Subarea

Housing conditions in the Central Subarea have been changing significantly. One negative trend shows that owner-occupied units declined by more than 12% during the 1990s—a **loss of 460 homeowners** in this subarea. The declining pool of homebuyers in this subarea have been targeting the comparatively larger homes for purchase. The average size of homes sold to owner-occupants in the 2001-3 period was 1,138 SF compared to an average size of 1,049 SF ten years earlier. Investors are increasingly acquiring the smaller properties in this subarea—the average size of investor-purchased homes in the 2001-3 period was 1,006 SF. Despite these factors, however, sales prices of single-family owner-occupied homes have grown into the low \$40s.

The Central Subarea also faces significant housing preservation challenges. Nearly **1,200 homes in this subarea are owned by female-headed families, while another 500 are owned by seniors living alone.**

East Subarea

The East Subarea has been and remains the least attractive for home purchasers. However, this area includes **more than 90% of the larger rental properties in Allegheny West** and vacant industrial properties in this area offer the potential for conversion to rental housing.

The East Subarea has the most important transportation access of any Allegheny West area with the subway stations at Lehigh and Allegheny and rail stations at 22nd Street and North Broad Street. Therefore, **this area offers the greatest potential for transit-oriented housing development.**

B. Profile of Other Demographic Trends

Increases in the Young and the Elderly

According to the 2000 Census, over 40% of Allegheny West's population are now under the age of 18, up from 29% in 1990 and representing a ten-year growth rate of 26%.

Over 12% of Allegheny West's population is 65 years of age or older. Since 1990, that number increased by only 4%

Education and Employment

While 40% of Allegheny West's population over age 25 do not have a high school diploma, the number and percentage of such residents have each fallen substantially by 1,800 and 28%, respectively since 1990.

Nearly 60% of all residents 16 years of age or older are neither employed nor in the labor force (meaning they are not actively seeking employment) compared to ten years ago when 52% were so classified. If the 2,212 residents age 65 or older were assumed to be retired and therefore removed from this category, the rate of unemployment/non-activity in the labor market would still be extremely high at 48%.

Incidence of Fixed Incomes & Poverty

The proportion of households relying on social security or public assistance for all or a portion of their income is 32% and 15%, respectively.

Allegheny West households living below the poverty line represents 32% of all neighborhood households.

Median Income

The area's median household income increased by nearly 30% from \$19,260 to \$24,640 since 1990; this rate of growth in income mirrors that of the city as a whole during the same ten-year time period (from \$25,107 to \$32,000).

C. Quality of Life/Human Services Resources

Overview

The human services and quality of life component of the community plan was designed with several basic assumptions in mind. First, the principal goal of the community planning exercise was to focus on the collection and interpretation of data and impressions about the recent evolution of the Allegheny West community. In order to meet that goal, the quality of life survey was designed to be as comprehensive as possible and to include opinions and observations from the widest variety of informed respondents. Second, the strategies for collecting information were also varied in order to test the consistency of responses across public and private settings.

The original list of groups proposed for consultation included twenty different entities consisting of civic organizations, business leadership, religious and educational organizations, and public service providers. Throughout the process of data collection this list was consolidated due to changes in the groups themselves (i.e. two civic groups ceased to function due to lack of members or leadership) and because of redundancy among those interviewed in different settings. Consequently, those groups whose general membership or leaders were consulted include the following:

- Chalmers Park Gardeners
- Community Action Group
- Forgotten Blocks
- North Penn Civic Association
- RAH Civic Association
- Woodstock Civic Association
- Hunting Park/Germantown Business Association
- North 22nd St. Merchants Association
- Communities in Schools
- Group of local public educational leaders from T.M. Peirce Elementary, Dobbins High School, and Gratz High School
- Educational leaders from private providers including Mercy Vocational and St. Martin de Porres
- City Year
- Mayor's Office of Community Services
- 39th St. Police Advisory Council.

Church members from various congregations were interviewed through their participation in several of the civic organizations that operate in space donated by churches. Other church officials were interviewed as providers because they offer human service programs to the community. These include Deliverance Church, Thankful Baptist, Devereaux, and Berean Churches.

For this portion of the plan, data was collected through these different methods: 1) focus groups with local civic and other organized neighborhood groups, 2) small group discussions with leaders from local stakeholder groups such as the business and education committees, 3) individual interviews with residents to verify consistency of responses in different settings, and 4) meetings with human service providers to determine the range of available services and trends among service organizations. The questions administered to each group or individual were organized around a series of issues that can be summarized as follows:

- Safety
- Services to Youth
- Education
- Drug and Alcohol Abuse Services
- City Services
- Businesses
- Job Training
- Priority Wish of the community

Several additional categories were also used at the beginning of the process including churches, transportation, senior citizens and healthcare but during the first rounds of focus groups residents had few comments about these areas and they were dropped from the formal question list. A few months into the data collection process, it was announced that the most trusted local provider of healthcare services (Medical College of Philadelphia/MCP) was planning to close. At that point in the interviews healthcare suddenly became a major concern to residents. As of the writing of this report MCP has delayed closure and is negotiating some kind of menu of services which may be provided on a short or long-term basis. No announcements have been made to date about the scope or permanency of these services. Consequently health care remains an issue in flux in the Allegheny West community.

Observations & Findings

The responses to focus group and individual questions were fairly consistent across the board. Some groups offered more specific feedback in areas of great concern to them and less in areas where their needs were being met. For example, the 39th District Police Advisory Council had more safety information than other group but little to say about job training or education. Likewise many of the civic organizations had much to say about education and less to say about businesses.

The collected responses from all groups across all issue categories have been summarized in the chart below for easy reference and interpretation. More detailed analysis of their responses is included in the narrative on succeeding pages.

Issue category	Summarized Responses
Community Safety	<ul style="list-style-type: none"> • Many areas of the neighborhood are not patrolled • No areas are really safe for youth to play • Senior citizens do not feel safe • The neighborhood is often comfortable during the day but it changes completely after nightfall • Derelict properties pose great danger and the city does not do a good job of cutting red-tape to expedite demolition or rehabilitation • High turnover in city police administration (i.e., three police captains in four years) ; no consistency in policy and enforcement at the city level • Other neighborhoods in police district do not suffer cuts in services at the same level as Allegheny West
Services to Youth	<ul style="list-style-type: none"> • Existing services for youth are extremely limited and insufficient • No PAL center, YMCA, Boys and Girls Club, or organized leadership group exist to teach skills to young people

	<ul style="list-style-type: none"> • City playgrounds have no supervision or organized activities for young people • No guidance or support services exist for young people to access when they have problems • No pregnancy prevention or programs exist to help youth enter post-secondary education
Education	<ul style="list-style-type: none"> • No schools are doing a good enough job for local youth • Needs to be a closer match between curriculum and students needs and interests • Approaches to teaching are very outdated • More educational alternatives needed in the community (i.e. community based tutoring, special programs or charter schools) • Students who excel get promoted to magnet schools outside the neighborhood do not receive support services to help them make the transition (i.e. staggered bus service for access to extracurricular activities) • Tutoring or home-work assistance services do exist for students who fall behind; many give up hope and drop out
Drug/Alcohol Abuse Treatment Services	<ul style="list-style-type: none"> • Drug culture is prevalent throughout the neighborhood but there is no halfway house or rehabilitation program in the area where people can get services • The model of incarcerating addicts has proven to be a failure • Neighborhood drug/alcohol facilities do not treat local people
City services	<ul style="list-style-type: none"> • There is general dissatisfaction with city services across the board • Crossing guards are not dependable or connected with the community • Recreation sites are not staffed and do not publicize offerings • L&I office is not helpful; hours and staffing not user-friendly.
Businesses	<ul style="list-style-type: none"> • Most businesses are operated by people who have no interest in or relationship with the community • Business owners do not have the same concern for their customers as the “old timers” did • Youth cannot relate to business owners and do not get a chance to learn skills from them through employment
Job Training	<ul style="list-style-type: none"> • There are some effective job training programs in the neighborhood but they do not reach enough people • Job training services are not available for those who have dropped out of school or left the labor force involuntarily • There is not much outreach to the community from existing training providers
Priority Wish of Community	<ul style="list-style-type: none"> • Multi-purpose center to provide a wide range of activities for youth, families and senior citizens – suggested models include the M.L.K. Center at 22nd and Cecil B. Moore, the library at Green and Chelton, and the Bevilacqua Center at Front and Lehigh

The table above consolidates responses in order to allow readers to make some generalizations on which to base their assessment of the findings. Naturally, when interviewing so many different people and types of groups, there were variations in their assessment of how to prioritize needs. But for the purposes of planning, it is much more important to determine those points of intersection between the various stakeholder groups and their most serious community concerns. Given that there is not an

unlimited supply of resources to respond to every concern it is significant to note that almost every group interviewed felt that some type of facility with organized programming for youth is an essential addition to the neighborhood.

Provider Perspectives

As a collateral component of this investigation, information was also collected from local providers in the health care, education, governmental, educational, and human service fields. This data will eventually be catalogued and archived at the Allegheny West Foundation for the reference of community residents. It will also be summarized into a directory that will be distributed for community use. During the process of collecting program information from providers, many of them also had their own assessment of problems and trends in the community which deserve consideration as part of the planning process. Below is a table of priority issues generated by the providers as part of the cross-community assessment.

Issue Category	Problems or trends
Safety	<ul style="list-style-type: none"> • There are conflicting safety needs between businesses, residents and youth. Each group needs increased protection at different hours of the day. • Outrageous level of nighttime violence tolerated due to the drug trade. Many providers want to do more for neighborhood but feel it is too dangerous to be there after dark.
Education	<ul style="list-style-type: none"> • Parent support and involvement is missing. Teachers need more resources and assistance and so do parents.
Healthcare	<ul style="list-style-type: none"> • There is a lack of pre-natal care in the area due to the high cost of malpractice insurance. The neighborhood needs a service provider to make sure young mothers get care.
Job Training	<ul style="list-style-type: none"> • There are some providers of job training services that have not been able to capture their audiences.
Youth Services	<ul style="list-style-type: none"> • There is just too little for kids to do after school and during the summer.
Human Services	<ul style="list-style-type: none"> • There is no organized and coordinated publication of opportunities and support services to enable residents to know about and access them. Residents only get information about services by accident.

The lack of effective communication was one critical theme that emerged throughout conversations with both providers and residents. Almost all of the providers interviewed were very sympathetic to the needs of the Allegheny West community, but almost none of them were residents of the neighborhood. Several providers had family members living there or had resided in the area at one time. The same was true of most business operators in the area. As a consequence, many of the efforts made by providers and businesses to reach local residents have by-passed the real communication networks used most frequently by residents. Those information networks consist of the civic groups and their affiliated block captains and local leaders, as well as the churches that serve many thousands of congregants on a regular basis.

Going Forward

While the data collection process was being conducted, the planning team also encouraged all stakeholders to generate lists of suggestions for ways to address the major problems and issues that concerned the community. All of those consulted were generous in their vision of how the community might improve and regain some of the luster of its heyday. Many were also very nostalgic about those times when things in the neighborhood had been better. In those days they believed that closer ties were fostered between residents, businesses, schools and providers. As a general observation from the planning team, it was obvious that many of the long-standing residents and public servants truly love the neighborhood and feel very committed to working towards a better future.

Few parts of Philadelphia continue to carry the strong sense of communal grace that Allegheny West possesses. This is clearly one of the strongest community assets that still abounds. The list of community recommendations follows in the chart below.

Issue area	Recommendations
Safety	<ul style="list-style-type: none"> • Demand that city officials consider the needs of the community before changing local police administrative teams • Bring back the Safe Streets Program and Bicycle Patrols • Create a better system for the condemnation and rehabilitation of derelict properties; handle property under forfeiture from lawbreakers more quickly • Improve lighting in certain areas to prevent crime (Lippincott St., 3300 blocks of Clearfield & Westmoreland)
Services to Youth	<ul style="list-style-type: none"> • Create some type of community center that could provide arts, sports, tutoring and mentoring programs to a large number of youth • Provide technical assistance to community civic groups which would like to provide organized after school programs but need training in service provision and grant writing • Use churches and city playground sites for after school programming in order to make better use of local facilities
Education	<ul style="list-style-type: none"> • Ask the community to generate more of its own answers to education problems because the system is not responsive • Some local private schools have done an excellent job with neighborhood youth; create similar alternatives for parents with limited resources (such as job training programs and charter schools) • Add more mental health services at school sites for youth with problems • Launch parenting classes for parents of each local school
Drug and Alcohol Abuse Treatment Services	<ul style="list-style-type: none"> • Bring in new programs perhaps through MCP or PCOM • Ask existing providers in the area (One Day at a Time and Help, Inc.) to offer slots to local residents who need help • Prevention programs are more effective than rehabilitation and they must be introduced at the community level
City Services	<ul style="list-style-type: none"> • Demand that city departments hire neighborhood residents for L&I and crossing guard positions to create a better link between constituents and services • Create a more user friendly L&I process

Businesses	<ul style="list-style-type: none"> • Ask businesses to work with local schools to provide service learning and work experience positions as they did under previous school district administrations • Ask each business to offer one position (paid or unpaid) to a local youth who wants to learn business skills
Job Training	<ul style="list-style-type: none"> • Each business should hire one youth to train over a year • Start a business incubator for youth through one of the civic organizations or a community center
Priority Wish of the Community	<ul style="list-style-type: none"> • Create a multi-purpose center to provide academic, cultural and recreational programs for youth, as well as a GED program and job training for adults, and activities for senior citizens. • Create auxiliary programming at the new library building being constructed on Lehigh Avenue to meet some of the community's educational and cultural needs

It was clear from the entire process that in spite of the many economic challenges faced by Allegheny West, the community is still home to many valuable resources. Some of the most outstanding community assets include the following:

- Many engaged and committed residents who truly love their community
- Service providers who demonstrate a high level of concern for those who utilize their programs
- Large businesses such as Tasty Baking and Pep Boys that have maintained their ties to the community
- Many churches which would like to attract the younger generation to their congregations and are therefore willing to offer space for youth programs
- Civic organizations that are willing to provide after school activities if they can get proper service delivery training
- A large number of proud homeowners who want to protect their investment in the community
- An established tradition of caring for the less fortunate and a collective will to work for neighborhood improvement

Finally, it was clear from the planning process that all of the individuals and entities consulted hold the Allegheny West Foundation in high esteem and, as a consequence, are very willing to work through any mechanism set up by the agency to pursue future community improvement strategies.

C. Business/Light Industry

The Allegheny West neighborhood has a long history of industrial and commercial activity. The major concentrations of business activity include:

- the older industrial district east of 22nd Street that evolved with many industrial users clustering near rail lines that cut at odd angles through this portion of the City. Larger multi-story manufacturing buildings are interspersed with single-story facilities. During the past two decades many of the properties in this area have become vacant and derelict. Some have been taken over by auto repair businesses, auto recycling yards, and flea markets. Two properties along 17th Street south of Cambria have been redeveloped as modern buildings—one as a women’s detention facility; the other as the logistics center for the Philadelphia Corporation for Aging.
- the large manufacturing/industrial business concentration north of Hunting Park Avenue and west of Wayne Avenue. This area has been home over the past century to major Philadelphia employers such as Philco, Midvale Steel, Tasty Baking, the Budd Company, Pep Boys, and Penn Fishing Reels. Many of these large employers (Tasty Baking, Pep Boys, Penn Fishing Reels) remain in the area, but others have closed or relocated, leaving behind substantial industrial properties. Some have been reused as multi-tenant facilities (Wissahickon Industrial Center), bringing new employment to the neighborhood. The recent sale of the 85-acre Budd property to Preferred Real Estate Investments provides the most current opportunity for multi-tenant reuse of a crucial area property.
- the 22nd Street Commercial District runs from Somerset to Clearfield providing a wide variety of retail goods and services to the community. This retail district is supplemented by Hope Plaza, a modern shopping center at Lehigh and 22nd anchored by a Thriftway Supermarket.

The most critical business development issues faced by the Allegheny West community are the need to reuse and/or redevelop two large former-industrial concentrations: (1) the Budd property and (2) the area defined roughly by 21st Street to the west, Allegheny Avenue to the north, 16th Street to the east and Cambria Street to the south which has become an area of special concern due to the significant number of vacant and run-down properties located there.

III. INVESTMENT OPPORTUNITIES, PRIORITIES, & RECOMMENDATIONS

A. Quality-of-Life/Human Capital

AWF met with the leadership of the civic associations representing the community for purposes of assigning lead responsibilities for five task forces that will be charged with coordinating and managing specific tasks design to fulfill the community plan’s human service recommendations. A matrix outlining roles, time frames, and goals for five individual task forces was developed by the AWF planning team and subsequently presented to the community at an August 3rd Community Meeting.

Each civic association is being asked to play coordinating role to guide the work of each task force to ensure recommendations are implemented by the appropriate agencies whose missions correspond to the objectives of each task force. At an August 31st session, representatives of the civic associations serving the community were asked to think about and subsequently make a decision about which task force (or task forces) they will join and take a lead role in guiding going forward. Each task force will develop a budget and play a role in soliciting resources to support their activities.

The matrix, as presented on the next series of pages, describes major themes, principal tasks to be carried out, and roles for the civic associations that have participated in the community planning efforts to-date. It represents a tool to help generate commitments of time, energy and resources from residents, institutions and businesses in Allegheny West. It will also be used to secure funding commitments from private and public sources to institutionalize these ongoing activities designed to insure the delivery and impact of human services that improve the quality of life for those who live, work, learn, worship, and play in this community.

The five task forces which will be established grew out of the discussions among the various constituencies who have joined with AWF to define critical needs in the community and come up with solutions to resolve them going forward. These task forces reflect the following themes and are spelled-out in greater detail below:

- Community Safety & Security
- Community Education & Employment
- Community Recreation Services
- Community Health Care & Wellness
- Community Housing Resources

Major Themes, Resources and Opportunities

Central Themes	Community Facilities/Institutions	Lead Facilitator(s)	Key Resources/Partners
Safety & Security - Police Bike Patrols - School Crossings - Street Lighting Locations - Street Cleaning Locations - High Vacancy Blocks	39 th Street Police Advisory Council	<ul style="list-style-type: none"> • North Penn Civic • Woodstock Civic Association • Harmonious Volunteer Center • Community Action Group • Berean Baptist Church 	<ul style="list-style-type: none"> • 39th Police District • School District of Philadelphia • Streets Department • Licenses & Inspections • Youth Leaders from Schools
Education & Employment - Homework Assistance/Tutoring - Work/Study - Student Internships - Job Training/Career Exploration - Summer Youth Employment - GED/Continuing Education - Library Services	Churches Pierce, Dobbins, Gratz Mercy Vocational St. Martin de Porres New Library North 22 nd Street Merchants Association Hunting Park/Germantown Bus Association New Randolph Skills Center	<ul style="list-style-type: none"> • Tioga United • Harmonious Volunteer Center 	<ul style="list-style-type: none"> • City Year • Youth Leaders from Schools • Home School Assn. • Communities in Schools • School District of Philadelphia
Recreation - Supervised Playgrounds - After School Programs - Arts & Crafts	Panati Playground Schuler Playground Chalmers Field	<ul style="list-style-type: none"> • Community Action Group • Harmonious Volunteer Center 	<ul style="list-style-type: none"> • Recreation Department • Youth Leaders from Schools
Healthcare & Wellness - Pregnancy Prevention - Pre/Post natal Counseling - Parenting - Drug/Alcohol Use Counseling - Nutrition and Fitness	MCP PCOM One Day at a Time Self, Inc.	<ul style="list-style-type: none"> • Berean Baptist Church • Harmonious Volunteer Center 	<ul style="list-style-type: none"> • One Day at a Time • Self, Inc. • Youth Leaders from Schools
Housing Resource Guide - Pre/Post Purchase Counseling - Home Repair Financing - Consumer Credit Counseling - Code Enforcement	AWF Homebuyers Club	<ul style="list-style-type: none"> • Tioga United • Harmonious Volunteer Center 	<ul style="list-style-type: none"> • OHCD • Local Banks • TRF/LISC • Youth Leaders from Schools

COMMUNITY SAFETY & SECURITY TASK FORCE

Primary Roles & Responsibilities	Time Frame	Principal Goals & Objectives	Lead Facilitators & Team Members	Start-up Budget	Ongoing Budget
<p>A. Identify key, unsafe streets, intersections and blocks requiring special attention.</p> <p>B. Propose specific improvements that can help create and maintain “safe-havens” throughout the community.</p> <p>C. Outline specific methods to monitor and measure activities, and their impact on an ongoing basis.</p>	<p>Aug-Sept 04: Organizing Task Force</p> <p>Oct-Dec 04: Funding the Budget</p> <p>Jan-Dec 05: Start-up Activities and Reporting Back to Community</p>	<p>1. Enhance street lighting at:</p> <ul style="list-style-type: none"> - Lipponcott - 3300 Clearfield - 3300 Westmoreland <p>2. Improve Crossing Guard Impact at:</p> <p>_____</p> <p>_____</p> <p>3. Institute/Enhance police coverage through beat officers, bicycle patrols, and patrol-car surveillance of key trouble spots:</p> <p>_____</p> <p>_____</p> <p>4. Facilitate/Enhance Town Watch activities in key areas of the community to encourage resident and business involvement and vigilance, especially men of all ages living in the community .</p> <p>5. Coordinate with AWF and L&I to demolish or encapsulate vacant buildings in high-crime areas.</p>	<p>Facilitators:</p> <ul style="list-style-type: none"> • North Penn Civic • Woodstock Civic Association • Harmonious Volunteer Center • Community Action Group • Berean Baptist Church <p>Task Force Members:</p> <ul style="list-style-type: none"> • 39th Police District • School District • Streets Department • Licenses & Inspections • Youth Leaders from Schools 	<p>Budget to be determined for training and organizing</p> <p>Potential Sources to be determined</p>	<p>Budget to be determined for operations/ re-training</p> <p>Potential Sources to be determined:</p>

COMMUNITY EDUCATION & EMPLOYMENT TASK FORCE

Primary Roles & Responsibilities	Time Frame	Principal Goals & Objectives	Lead Facilitators & Team Members	Start-up Budget	Ongoing Budget
<p>A. Secure resources through area schools, businesses and intermediaries to establish and maintain educational and employment-related services for children, youth, and young adults as follows:</p> <ul style="list-style-type: none"> - Homework Assistance & Tutoring - Work/Study - Student Internships - Job Training & Career Exploration - Summer Youth Employment - GED/Continuing Education - Library Services <p>B. Outline specific methods to monitor and measure participation, performance, and impact on an ongoing basis.</p> <p>C. Compile/update resource guide cataloguing services, providers, locations and contact numbers, eligibility guidelines, and service fees.</p>	<p>Sept-Oct 04: Organizing Task Force</p> <p>Nov-Dec 04: Funding the Budget</p> <p>Jan-Dec 05: Start-up Activities and Reporting Back to Community</p>	<p>1. Ensure that services are promoted widely and linked to after-school programs at neighborhood recreation centers and playgrounds at:</p> <ul style="list-style-type: none"> - Panati - Schuler - Chalmers Field - (identify others) <p>2. Ensure that new public library is a resource for research (conventional and via the Internet), “safe havens for studying”, and general reading for children, youth, adults, and seniors.</p> <p>3. Enlist support for employers for student internships and work-study, summer employment, career awareness and development from area businesses and institutions, including</p> <ul style="list-style-type: none"> - City Year - North 22nd Street Merchants Assn. - Hunting Park/Germantown Bus Assn. <p>4. Cross-refer job-training agencies and youth.</p>	<p>Facilitators:</p> <ul style="list-style-type: none"> • Tioga United • Harmonious Volunteer Center <p>Task Force Members:</p> <ul style="list-style-type: none"> • Pierce, Dobbins, Gratz School Representatives • School District of Philadelphia • Mercy Vocational • St. Martin de Porres • Home School Association • Communities in Schools • Youth Leaders • Garnnet Littlepage • New Computer Training Center • N. 22nd Street Merchants Assn. • Hunting Park-Germantown Business Association • New Randolph Skills Center 	<p>Budget to be determined for training and organizing</p> <p>Potential Sources to be determined</p>	<p>Budget to be determined for operations/re-training</p> <p>Potential Sources to be determined</p>

COMMUNITY RECREATION TASK FORCE

Primary Roles & Responsibilities	Time Frame	Principal Goals & Objectives	Lead Facilitators & Team Members	Start-up Budget	Ongoing Budget
<p>A. Secure resources and support to establish, maintain, and coordinate supervised play and vocational activities for neighborhood children and youth as follows:</p> <ul style="list-style-type: none"> - after school enrichment programs - arts & crafts <p>B. Link these programs with educational and employment service programs being carried out in the schools, the new library, and recreation centers both in the neighborhood and the city to expose children and youth to other “outside resources”</p> <p>C. Outline specific methods to monitor and measure participation, performance, and impact on an ongoing basis.</p> <p>D. Compile/update resource guide cataloging services, providers, locations, contact numbers, and eligibility guidelines.</p>	<p>Sept-Oct 04: Organizing Task Force</p> <p>Nov-Dec 04: Funding the Budget</p> <p>Jan-Dec 05: Start-up Activities and Reporting Back to Community</p>	<p>1. Ensure that services are promoted widely and linked to after-school programs at neighborhood recreation centers at:</p> <ul style="list-style-type: none"> - Panati - Schuler - Chalmers Field - (identify others) <p>2. Enlist support from City Recreation Department to cover core-operating costs of neighborhood facilities as an “in-kind” investment in neighborhood.</p> <p>3. Recruit a cadre of mentors (especially African-American men) in various professional fields to advise, counsel and enlighten children and youth on career paths, opportunities, and requirements.</p>	<p>Facilitators:</p> <ul style="list-style-type: none"> • City Year • Community Action Group • Harmonious Volunteer Center <p>Task Force Members:</p> <ul style="list-style-type: none"> • Panati, Schuler, Chalmers Field Representatives • Recreation Department • Communities in Schools • Youth Leaders from Schools 	<p>Budget to be determined for training and organizing</p> <p>Potential Sources to be determined:</p>	<p>Budget to be determined for operations/ re-training</p> <p>Potential Sources to be determined</p>

COMMUNITY HEALTH CARE & WELLNESS TASK FORCE

Primary Roles & Responsibilities	Time Frame	Principal Goals & Objectives	Lead Facilitators & Team Members	Start-up Budget	Ongoing Budget
<p>A. Secure resources and support to establish, maintain, and coordinate delivery of healthcare and wellness-related services to the community as follows:</p> <ul style="list-style-type: none"> - Pregnancy Prevention - Pre/Post natal Care - Parenting Classes and Support - Drug/Alcohol Use Counseling - Nutrition and Fitness <p>B. Outline specific methods to monitor and measure impact and performance on an ongoing basis.</p> <p>C. Compile and update a resource guide cataloguing services offered providers, locations and contact numbers, eligibility guidelines, and service fees if any.</p>	<p>Sept-Dec 04: Organizing Task Force</p> <p>Jan-Mar 05: Funding the Budget</p> <p>April-Dec 05: Start-up Activities and Reporting Back to Community</p>	<p>1. Ensure that services are appropriate and promoted widely and coordinated with after-school programs at neighborhood facilities, including medical and recreation centers, and religious institutions, and schools.</p> <p>2. Enlist support from local and area medical institutions including:</p> <p>MCP PCOM One Day at a Time Self, Inc.</p>	<p>Facilitators:</p> <ul style="list-style-type: none"> • Berean Baptist Church • Harmonious Volunteer Center <p>Task Force Members:</p> <ul style="list-style-type: none"> • MCP and PCOM representatives • One Day at a Time • Self, Inc. • DHS • School District of Philadelphia 	<p>Budget to be determined for training and organizing</p> <p>Potential Sources to be determined</p>	<p>Budget to be determined for operations/re-training</p> <p>Potential Sources to be determined</p>

COMMUNITY HOUSING RESOURCE TASK FORCE

Primary Roles & Responsibilities	Time Frame	Principal Goals & Objectives	Lead Facilitators & Team Members	Start-up Budget	Ongoing Budget
<p>A. Secure resources to prepare and maintain a <i>Housing Resource Guide</i> to keep community informed of resources available to maintain their homes and blocks in and around their neighborhood, including the following programs:</p> <ul style="list-style-type: none"> - Pre/Post Purchase Counseling - Home Repair Financing - Consumer Credit Counseling - Code Enforcement Prevention <p>B. Secure resources to create an online version of the Guide to be made available to websites of the new public library and other places where residents can have access to a personal computer to in turn get access to such information via computer.</p>	<p>Aug-Sept 04: Organizing Task Force</p> <p>Oct-Dec 04: Funding the Budget</p> <p>Jan-Dec 05: Start-up Activities and Reporting to Community</p>	<p>1. Ensure that resource guide catalogues all available programs and services being offered in the community and provides detailed information on:</p> <ul style="list-style-type: none"> - sponsors and their contact numbers; - program eligibility and guidelines; - application fees, if any. <p>2. Make special effort to disseminate and explain programs and requirements to:</p> <ul style="list-style-type: none"> - single-parent families who own their homes (especially female-headed households who often have fewer resources with which to maintain their property); and - seniors who own their own homes but often are living on fixed incomes. 	<p>Facilitators:</p> <ul style="list-style-type: none"> • Allegheny West Foundation • Home-Buyers Club • Tioga United • Harmonious Volunteer Center 	<p>Budget to be determined for Production</p> <p>Potential Sources to be determined</p>	<p>Budget to be determined for updating</p> <p>Potential Sources to be determined</p>

B. Housing Development Opportunities

The choice and prioritization of housing development options for Allegheny West include both market potential and policy direction aspects. For instance, very strong housing market forces in East Falls are now immediately adjacent to and perhaps intruding into the West Subarea (R-A-H neighborhood) of Allegheny West. From a policy direction viewpoint, does Allegheny West encourage those market forces in order to significantly increase property values in this subarea? Or does Allegheny West focus its efforts on providing affordable housing options for residents that may be pressured out of the community by rising housing values?

In this section we will suggest opportunities for Allegheny West to pursue both near-market-based and affordable housing development. These recommendations assume that current Allegheny West initiatives—scattered site rehabilitation, the Forgotten Blocks project, etc.—will be continued.

We should also note that the suggested sales prices and/or rents are based in part on the current extraordinary market conditions caused by low interest rates. Sales housing pricing, especially, will likely change if and when interest rates rise.

The identified development opportunities fall generally into three approaches or initiatives:

- ▶ *Capturing or modifying market-based housing opportunities spreading to the West Subarea from East Falls;*
- ▶ *Undertaking larger, transit-oriented affordable housing development near the 22nd Street train station; and*
- ▶ *Preserving the Central Subarea neighborhood through targeted development and programmatic efforts.*

Market-Rate Housing Opportunities in the West Subarea

Coordinated Rehabilitation/New Construction in West R-A-H

The portion of the West Subarea west of 33rd Street will be impacted, probably soon, by the strong housing market in East Falls. A review of property transactions, for instance, shows that one investor (William H. Ross III) has accumulated nine properties in this area in the past 18 months.

There are a number of small to modest-sized parcel-specific opportunities for housing development scattered throughout these blocks. These opportunities include the occasional vacant and boarded home, a few scattered vacant lots, a modest size marginally-used light industrial parcel along the north side of the 3300 block of Westmoreland, and some not very intensely used commercial/industrial properties across from residential blocks along Indiana and Clearfield. Allegheny West could accelerate and participate in market-rate sales housing expansion into this portion of the community by pursuing a coordinated multi-property development program.

Obviously, the specific characteristics of rehabilitated housing will be limited by the available properties. For new housing construction, however, the recent sales housing experience noted above suggests that Allegheny

West should aim to produce larger (greater than 1,500 SF) twins and townhomes with off-street parking. Expected sales prices, at least initially, will vary substantially from site to site based on conditions in the immediate environment. A substantially rehabilitated home of 1,500 SF or more could most likely be sold for \$65,000 to \$75,000 on any block in this area. Clusters of newly constructed townhomes, with off-street parking, could be sold for \$85/SF to \$95/SF now (perhaps \$130,000 to \$145,000). Later clusters of new homes could sell for increasing amounts, though these prices will probably remain below sales levels at nearby East Falls sites where recent sales are in the \$105/SF to \$155/SF range.

Preservation of Housing Opportunities for Current R-A-H Residents

Significant market pressures will be brought to bear on the R-A-H neighborhood whether or not Allegheny West pursues the coordinated housing program detailed above. Because of high rates of homeownership (75%), R-A-H residents will largely benefit from the increased wealth caused by this market growth. However, current resident-tenants may find themselves priced out of the area and some homeowners may face pressures of rising taxes.

Allegheny West could pursue a strategy of support for these residents through recruitment of existing tenants to become homeowners, housing counseling, and other program activities.

Eastern Pennsylvania Psychiatric Institute Property

The Eastern Pennsylvania Psychiatric Institute (EPPI) is located in the far northwest corner of the Allegheny West neighborhood along Henry Avenue. The continued operation of this facility may be impacted by the ultimate disposition of the MCP hospital discussions. Should this property become available for redevelopment, it most likely will be converted to a residential complex, probably market-rate rental apartments. The reuse of this property could provide an opportunity for Allegheny West to participate in a larger rental housing development.

Transit-Oriented Affordable Housing Development

The Steele Heddle Building

The Steele Heddle Building is well-situated to benefit from a transit-oriented development approach to the area surrounding the 22nd Street train station through conversion to rental housing. This property could be targeted to smaller households, especially Center City workers, priced out of the Center City and East Falls/Mt. Airy markets. The property also could be attractive to Temple University and Temple Hospital students and staff.

Unit types most likely to get positive response from these markets are one-bedroom and two-bedroom apartments. Two-bedroom/two-bath units will be especially attractive to roommate/apartment sharing renters. Suggesting likely rent levels for this property is highly speculative since available information on rentals in the area generally involves rental homes or income- and rent-constrained publicly-financed developments. Rents here will certainly be well below the \$1.40 per square foot per month of the Chelsea property in East Falls, but probably above the \$.65 to \$.75 per square foot rents in publicly- assisted developments.

An initial estimate would be \$.85 to \$.90 per square foot, yielding rents of \$550 to \$575 for a one-bedroom, 650 SF unit and \$725 to \$775 for a 850 SF two-bedroom unit.

2100 Block of Clearfield and Lippincott

The block bounded by 21st St., Clearfield, 22nd St., and Lippincott includes marginally utilized and vacant industrial property—much of it for sale—and a playground along 22nd St. This property is one block immediately south of the Steele Heddle Building and, like the Steele Heddle Building, benefits from being within easy walking distance of the 22nd Street train station providing a classic transit-oriented development opportunity.

For this site we recommend demolition and new construction of sales housing. The preferred housing type would be twins or townhomes built in clusters of four to six units with 1,500 SF to 1,800 SF of space and off-street parking. Based on current market conditions, we believe these homes could be sold for \$65,000 to \$75,000, particularly if financing were structured to allow for mixed-income purchases.

Housing Preservation in the Central Subarea

Corner Property Redevelopment

This recommended development opportunity is based on three observations: (1) within the area bounded by 23rd Street, Allegheny, 29th Street, and Lehigh, many corner properties are derelict and/or unused, in part because there is insufficient retail demand to support businesses on every corner; (2) providing new homes and, especially, larger homes (1,400 SF or larger) in the Central Subarea will help reverse the trend away from homeownership here; and (3) property demolition and new construction is much easier on corner properties than in the interior of these dense, largely intact blocks.

Based on these observations, we suggest a program of demolition and new construction of larger homes (1,400 SF - 1,800 SF) on derelict corners. Where possible, these properties should include garages accessed from the side streets. In the current market, we believe these units could achieve sales prices of \$55,000 to \$65,000.

Homeowner Maintenance Support Program

The nearly 1700 homes in the Central Subarea owned by female-headed families or seniors living alone offer a significant housing preservation challenge. Programs to support maintenance of these properties are important to preserving the marketability of older housing in the Central Subarea and in attracting buyers to the proposed new corner home development. One potential model for supportive home maintenance could employ neighborhood teens in a training/work experience program that would also complete home maintenance needs for area households.

Monitoring The Condition of Rental Homes

Since investor-owned rental homes represent such a major portion of the housing stock in the Central Subarea, diligent monitoring of the condition and operation of these properties will be essential to maintaining the attractiveness of the Central Subarea for homebuyers and quality tenants.

C. Allegheny Corridor Development Strategy

The most significant development opportunities within the Allegheny West neighborhood are generally located along and near Allegheny Avenue east of 22nd Street. To capture these opportunities, an Allegheny Corridor Development Strategy has been developed involving light industrial, retail, rental housing, and sales housing components. (See Map 4 on following page.)

This overall strategy includes three major components:

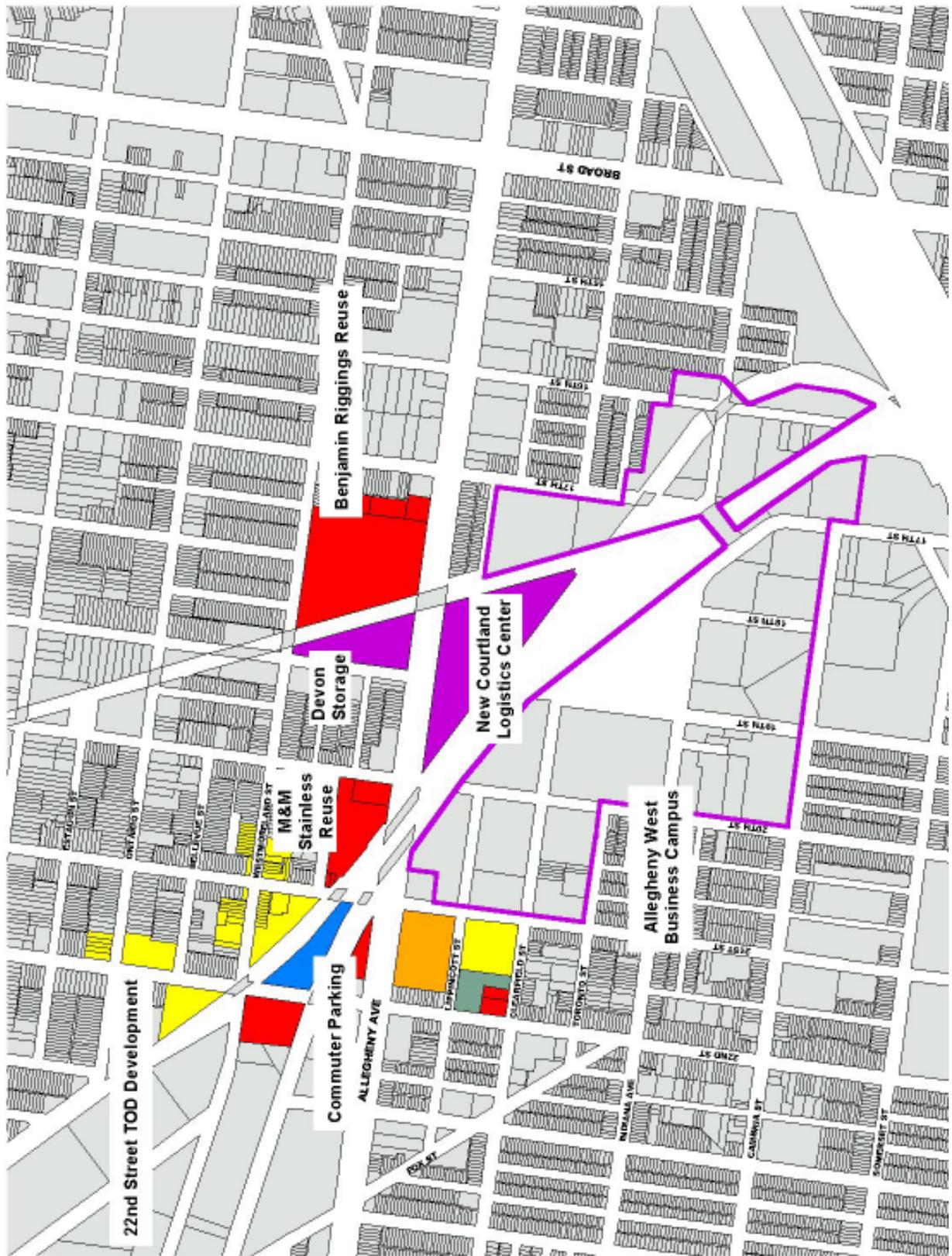
- The 22nd Street Transit-Oriented Development (TOD) Program;
- The Allegheny Avenue Revitalization Initiative; and
- Allegheny West Business Campus.

The **22nd Street Transit-Oriented Development Program** includes sales and rental housing and retail development activities along 22nd Street within two and one-half blocks of the Allegheny commuter rail station. The proposed development program includes 69 units of sales housing, 100 units of rental housing, more than 40,000 SF of retail space, parking to support the Allegheny rail station, and recreational facilities.

The **Allegheny Avenue Revitalization Initiative** includes the redevelopment of a series of vacant former industrial properties fronting Allegheny Avenue. New Courtland Elder Services and Devon Storage have already committed to redevelopment of two properties and specific reuse programs need to be developed for several others including the large and derelict Benjamin Riggings site.

The **Allegheny West Business Campus** will reorganize the industrial properties in the area defined 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. This initiative will result in the reuse of 28 acres of vacant, derelict property and create 500 new jobs within the neighborhood.

Map 4: Allegheny Corridor Development Strategy



22nd Street Transit-Oriented Development Program

The 22nd Street Transit-Oriented Development Program is a proposed mixed-use redevelopment that will revitalize the N. 22nd Street corridor between Clearfield and Estaugh. The overall program includes sales and rental housing and retail development activities within two and one-half blocks of the Allegheny commuter rail station.

Major components of the development program include:

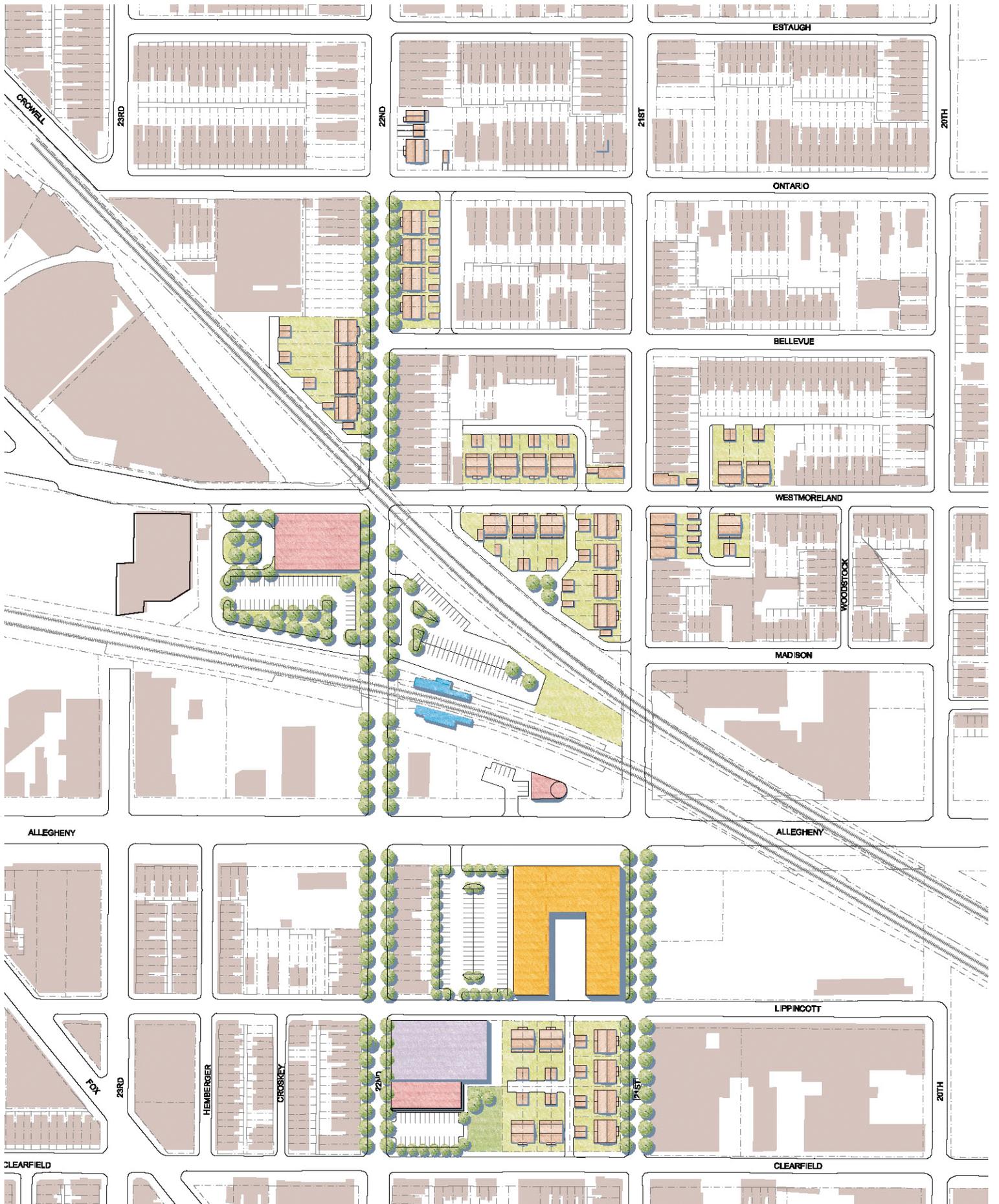
- 69 units of newly constructed sales housing in three incrementally developed packages;
- the rehabilitation and conversion of the long-vacant Steele Heddle building at 21st and Allegheny to a mixed retail/commercial/rental housing complex;
- the redevelopment of a poorly-maintained auto recycling facility on 22nd Street immediately across the street from the rail station into a modern drug store facility or new retail shopping center;
- the redevelopment of a marginally-used light industrial property on 22nd Street immediately next door to the rail station into commuter parking; and
- the development of new shopping and recreational facilities on the block of 22nd Street between Clearfield and Lippincott and on a vacant parcel in the 2100 block of Allegheny Avenue.

The sales housing component is designed to deal with two major issues in the Allegheny West community: (1) the limited opportunity for development of new homes for sale that will raise the standard of housing in the neighborhood and (2) the shortage of larger homes attractive to two-parent families.

The proposed new homes are clustered at three locations:

- 16 twins are planned for the eastern portion of the block bounded by 21st Street, Lippincott, 22nd Street, and Clearfield;
- 28 twins, two singles, and four townhomes are planned for sites clustered at the corner of Westmoreland and 21st Street; and
- 18 twins and one single are planned for three sites along 22nd Street near Bellevue.

All planned sales homes are larger 1,800 SF three-story properties with garages accessed from rear alleys. These new homes will be significantly more attractive to family homebuyers than most other available properties and will set a higher standard for the community.



22nd Street Transit-Oriented Development Program

- New Recreation
- New Retail Development
- Rehabilitation for Mixed Use
- New Sales Housing

The rehabilitation of the long-vacant Steele Heddle building at 21st and Allegheny will provide approximately 100 units of rental housing with about 20,000 SF of first floor retail/commercial space and on-site parking for more than 80 cars. This property is highly visible and can be a very attractive loft conversion. It is within 300 feet of the Allegheny rail station and stands at the entrance to the proposed Allegheny West Business Campus on 21st Street.

The proposed retail facilities along 22nd Street will extend the 22nd Street shopping corridor up to the rail station, add approximately 20,000 SF of new store space, eliminate several derelict properties from the area, and provide a positive supportive environment for the proposed housing development and new Allegheny. Recreational facilities will also be provided on 22nd Street between Clearfield and Lippincott.

Allegheny Avenue Revitalization Initiative

Allegheny Avenue between 16th Street and 21st Street includes a series of vacant former industrial properties fronting Allegheny Avenue, as well as several vacant residential properties. The Allegheny Avenue Revitalization Initiative is targeted to creating a comprehensive revitalization of this area through redevelopment of former industrial properties and redevelopment or rehabilitation of deteriorated residential buildings.

This effort will coordinate with and support the adjacent 22nd Street TOD program, proposed housing redevelopment on nearby blocks in Tioga, and the Allegheny West Business Campus. Gateways to the Business Campus will be developed at 17th Street and at 21st Street on Allegheny. The key elements of this revitalization initiative include:

- New Courtland Elder Services has already committed to purchase and redevelop the former Stanley Blacker site at 19th and Allegheny. New Courtland will locate its Logistics Center at this site - a state of the art industrial laundry and a training center.
- Devon Storage has purchased and is renovating for all-climate storage the Lenas Building on the northeast corner of 19th & Allegheny.
- The derelict five-acre Benjamin Riggings site at 17th & Allegheny will be redeveloped for retail or mixed retail/residential use.
- The M & M Stainless site at 20th & Allegheny will be redeveloped for retail or mixed retail/residential use.
- Vacant and underutilized residential properties in the 1600 and 1700 blocks of Allegheny will be rehabilitated.

Allegheny West Business Campus

The portion of the Allegheny West neighborhood east of 22nd Street evolved with many industrial users clustering near the approximately half-dozen rail lines that cut at odd angles through this portion of the City. Larger multi-story manufacturing buildings developed at the corner of Broad and Lehigh, while the properties moving north and west up to 22nd & Allegheny developed in a variety of ways - some as

multi-story lofts, others a single-story facilities. As truck utilization superceded rail for industrial users, 17th Street became an especially significant artery, since it is the only street between 21st and Broad that crosses all the remaining rail lines.

During the past two decades many of the properties in this area have become vacant and derelict. Some have been taken over by auto repair businesses, auto recycling yards, and flea markets. Two properties along 17th Street south of Cambria have been redeveloped as modern buildings - one as a women's detention facility; the other as the logistics center for the Philadelphia Corporation for Aging.

Target Area & Existing Conditions

The area defined roughly by 21st Street to the west, Allegheny Avenue to the north, 16th Street to the east and Cambria Street to the south has become an area of special concern due to the significant number of vacant and run-down properties located there (see **Map 6**). This area encompasses a total of 50 acres, of which 11 acres is in use for local streets. Much of the remainder is vacant, underutilized, or illegally used for auto repair, recycling, or dumping.

Only three strong long-term businesses remain within this area. These three businesses occupy a total of approximately five acres in the district. During the past five years, they have been joined by four new businesses which occupy about another five acres. These seven strong businesses include:

- A.H. Voight (2914 North 16th Street) is a medicine cabinetmaker that sells to contractors and architects nationally. The firm's current 40,000 SF facility is adequate for its 18 (mostly neighborhood) employees and has accommodated a workforce up to 32. The firm has some difficulties with truck maneuvering to its location.
- Allied Transport (1801 W. Indiana Ave.) is an oil transport firm that has been at this site for 20 years. The 30,000 SF site is mostly open parking. Allied has 18 full-time employees and 12 part-time employees, with six of them coming from surrounding neighborhoods. The firm generates high truck volume.
- Concord Products (1800 W. Indiana Ave.) is an office furniture manufacturer that recently moved to its site at 18th & Indiana. Concord has 20 full-time employees.
- Simiano Construction (2001 W. Clearfield Street) has recently purchased and improved this property for its office and truck, equipment, and materials storage. The firm has between 5 and 12 employees depending on the season.
- The Theme Factory (2901 North 18th Street) makes scenery and props for special events, theme parties, and exhibits. Materials are created and stored at the 60,000 SF warehouse, which Theme Factory has occupied for three years. The firm currently has 14 employees.
- Vanzel (2900 North 18th Street) is custom machinery and fabrication firm specializing in container manufacturing. Vanzel moved from Patterson, NJ almost four years ago for larger space (26,000 SF) and to accommodate an owner who lived in the area. Vanzel has 25 employees, 20 of whom come from the surrounding area. It makes an effort to hire workers from the community and offers intensive training to teach machinist, welding, and fabrication skills.

- Zitner Candy (3120 North 17th Street) is a candy manufacturer specializing in Easter candy and chocolate. The business has a busy season between September and February where it can staff up to 75 employees in its 120,000 SF facility. During the firm's down season between March and August employment can drop to five. The current staff count is 45, with the vast majority coming from the surrounding community.

Together, these seven firms employ approximately 160 workers, on a seasonally adjusted basis, or about 16 workers per acre of utilized land. About 55% of the 160 workers come from the surrounding neighborhoods and nearly 25% walk to work.

The remaining 28 acres within the district is predominantly vacant or heavily underutilized. Three other longstanding businesses are struggling and have either already transferred the bulk of their operations elsewhere or are contemplating closing their businesses. Some property is abandoned; some is vacant and for sale; and some has been squatted on by illegal auto repair and/or auto recycling businesses. There are approximately ten mostly-vacant rowhomes in two locations; two or three are still occupied.

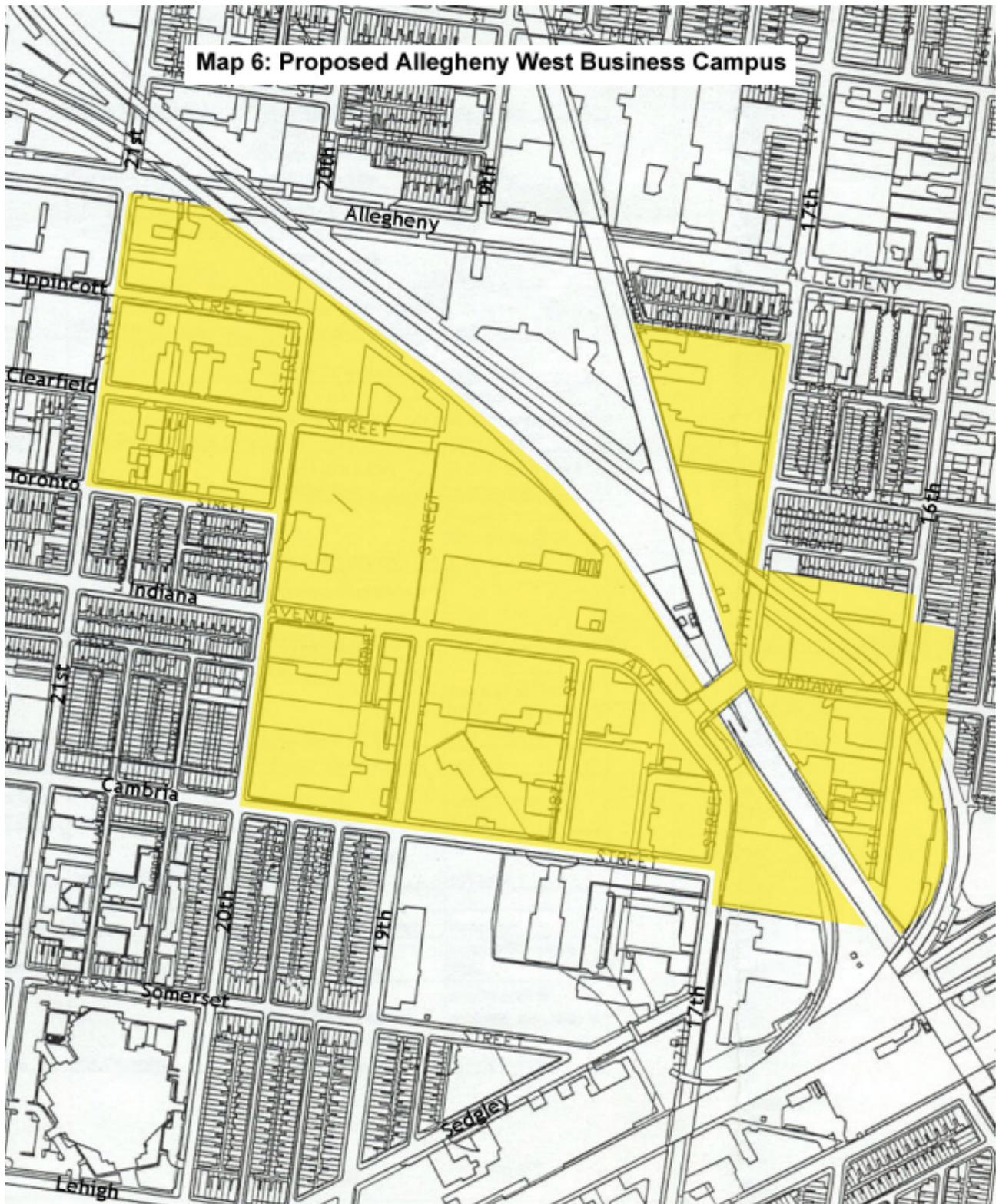
Proposed Allegheny West Business Campus

The Allegheny West community has determined that these conditions of vacancy and deterioration cannot be continued. The strong existing businesses and their employees need the support of an upgraded physical environment and of improved truck access and circulation. The adjacent residents deserve the elimination of this nearby blight and the relocation of truck traffic from the residential streets to dedicated truck routes.

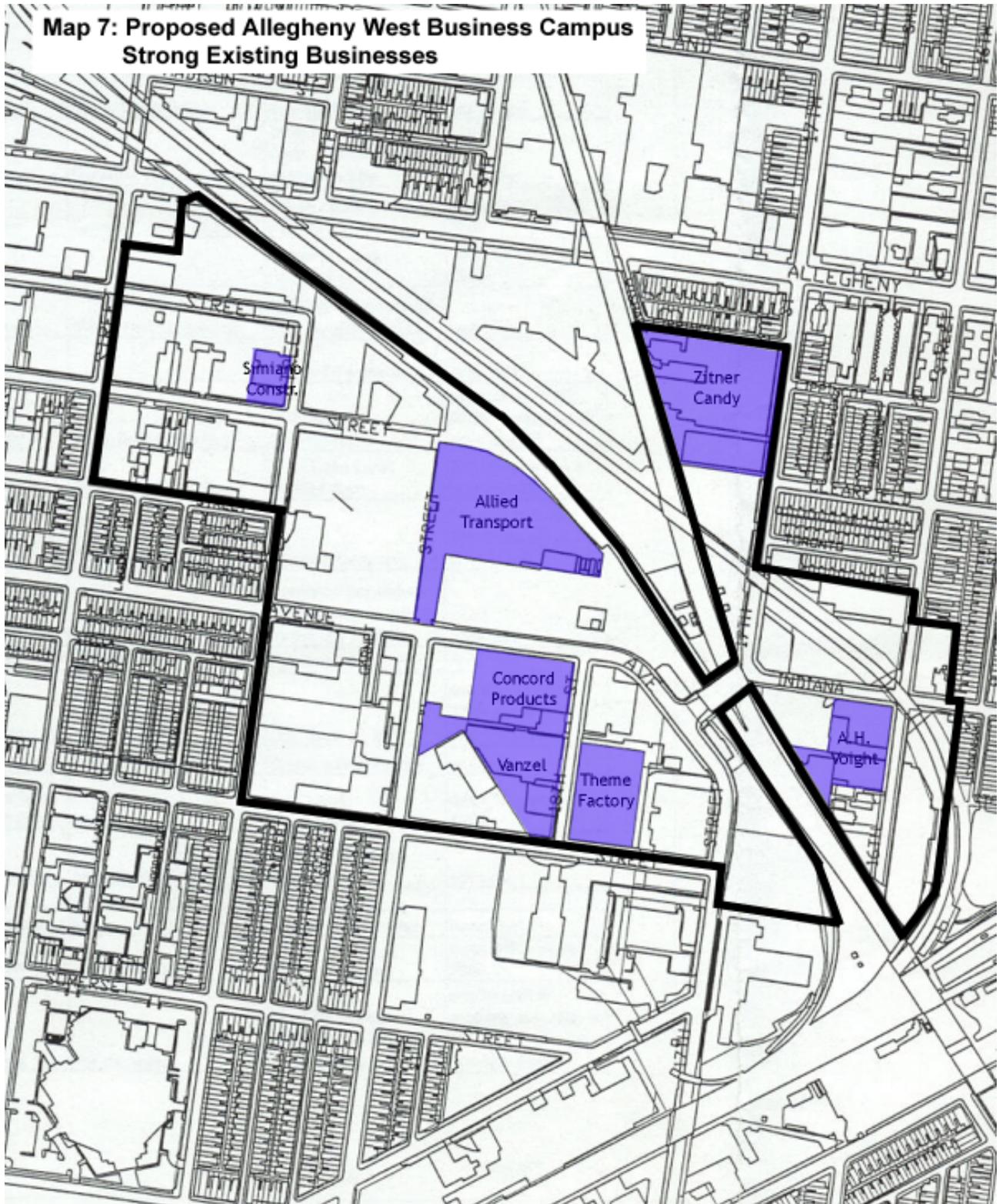
The recent location of four strong businesses here shows that this area can attract new employers. Both long-term and new employers have shown that this business activity can result in jobs for nearby neighborhood residents. The Allegheny West community has concluded that this potential community resource cannot remain derelict while unemployed and underemployed neighborhood residents need access to the quality jobs that could be provided here.

Based on these conclusions, Allegheny West proposes that this area be revitalized through the creation of a new **Allegheny West Business Campus**. The existence of available parcels for assembly and the site's excellent highway and rail access support the prospects for such a redevelopment concept. The boundaries for the proposed Allegheny West Business Campus are shown in **Map 7**, as are the current locations of the seven identified strong businesses.

Map 6: Proposed Allegheny West Business Campus



**Map 7: Proposed Allegheny West Business Campus
Strong Existing Businesses**



The chief characteristics of this business campus include the following:

- **Acquisition, clearance, and environmental remediation.** All vacant, derelict, or underutilized properties will be acquired, cleared, and environmentally remediated. This will apply to all 28 acres of property not now occupied by the seven identified businesses on Map 2. Depending on truck circulation needs, it may also be necessary to acquire the property of Allied Transport and help that business relocate within the business campus. Certain properties may be excluded from this acquisition if they are deemed to be in the ownership of responsible parties that demonstrate their cooperation in the overall business campus development.
- **Coordinated development and marketing.** A lead development organization will be determined to accept cleared property, as it is assembled, and to market that property for new business development.
- **Limited, well-directed truck access.** To the maximum extent possible, truck access to the business campus will be limited to 21st Street and 17th Street. An internal circulation system will connect 17th Street with 21st and Allegheny. Other entrances to the business campus (19th and 20th Streets - on the south - and Indiana, Toronto, and Clearfield - on the west) will be eliminated or restricted. Edge streets between residential areas and the business campus will be oriented to serving residential blocks.
- **Attractive, landscaped buffer.** The edge of the business campus will have an attractive edge with landscaping (and, perhaps, ornamental fencing) and distinctive gateways at key entrances.
- **Coordinated common area maintenance.** An owners association or other organized group will take responsibility for maintaining landscaping and gateways and for keeping the campus areas clean.

Achieving this vision of a quality, well-maintained business campus will require a series of actions, including:

- Identifying the lead development/marketing organization.
- Securing funding for acquisition, clearance, and remediation.
- Completing a redevelopment plan to facilitate acquisition.
- Developing an internal circulation plan for the business campus.
- Identifying funding for street reorientation and reconstruction.
- Completing property acquisition, clearance, and remediation.
- Completing street realignments.
- Constructing landscaped buffers and gateways.
- Marketing available properties.
- Organizing the property owners to create a permanent approach to common area maintenance.

Truck Traffic Issues

The proposed Allegheny West Business Campus should benefit from accessibility to the excellent nearby highway network. In particular, the Fox and Wissahickon Avenue exits of the Roosevelt Boulevard Expressway provide direct connections to I-76.

Gannett Fleming Engineering has been retained to examine (among other matters), two critical issues related to this truck access:

- How can Allegheny Avenue between 17th Street & 21st Street be best accessed by trucks from Roosevelt Boulevard?
- How can internal circulation within the Allegheny West Business Campus most effectively be served from Allegheny Avenue?

Roosevelt Boulevard Access: The railroad bridge on Hunting Park Avenue, between Fox and Wissahickon, is the critical bridge to provide unrestricted clearance. To do this would require the road to be lowered nine inches, which on first blush appears feasible. By providing unrestricted clearance at this bridge, a truck route can be developed between Roosevelt Boulevard and the new Allegheny West Business Campus with no height restrictions. Trucks would leave Roosevelt Boulevard at Wissahickon, turn right on Hunting Park, left on Fox and left on Allegheny. They would return the same way and utilize Abbottsford to access Roosevelt at Fox Street on the return.

Gannett Fleming is now developing an order of magnitude cost estimate for lowering the road under the Hunting Park Bridge. This requires looking at utility inverts and determining whether relocations would be necessary.

Business Campus Gateways and Internal Truck Circulation: To the maximum extent possible, truck access to the business campus will be limited to 21st Street and 17th Street. An internal circulation system will connect 17th Street with 21st and Allegheny. Gannett Fleming has determined that this can be achieved by converting the block of 21st Street between Allegheny and Lippincott to two-way traffic (it is now southbound only). Trucks would enter the business campus through the traffic light at 21st and Allegheny, proceed south one block to Lippincott and turn left (east) to a new truck street which would proceed southeast near and paralleling the railroad tracks to 17th and Indiana. Gannett has developed alternatives for the exact routing of this truck street depending on the size and configuration of development parcels desired. This truck access would then connect to the existing bridge at 17th Street (over the rail line) and then north back to 17th and Allegheny.

Results and Benefits

Completing an Allegheny West Business Campus as described above should yield the following benefits for the Allegheny West community and the City:

- Elimination of serious conditions of vacancy and deterioration.
- Improved truck access and circulation for existing and new businesses.
- Elimination of nearby blight for neighbors on adjoining blocks.
- The relocation of truck traffic from residential streets.
- Productive reuse of at least 28 currently derelict acres of business property. With a more efficient business street layout, an additional two to three acres of land should be available for development.
- Creation of nearly 500 new industrial jobs.
- Based on current neighborhood employment ratios, provision of 275 new, good-paying, career-oriented jobs for neighborhood residents.
- Stimulation of \$40 million in new business investment.

Project Implementation Activities (to-date)

Below is a listing and summary of specific proposals, project opportunities, and resource commitments that have been acted on as the planning process has evolved over the past several months. These developments reflect the understanding AWF reached with its community that neighborhood revitalization activities would not be suspended or impeded by the community planning process. Moreover, the activities sponsored by AWF to actively pursue and secure commitments of resources from private, public, and philanthropic entities have been made more feasible possible by the community planning of the past several months..

IV. NEIGHBORHOOD REVITALIZATION INDICATORS/OUTCOME MEASURES

The chart shown below represents the tool AWF will use to measure, track and evaluate three discrete areas of performance against the community development goals and objectives contained within this strategic plan going forward. These two areas include:

- Real estate production, including housing, commercial retail, office, community facility, and industrial development projects;
- Human services/quality-of-life improvements in the areas of safety and security, education and employment, recreation, healthcare and wellness, and housing resource guides; and
- Direct and indirect impacts on the neighborhood markets they served resulting from production activities and human service activities.

The neighborhood strategic plan for Allegheny West over the next three to five years will be focused on achieving the goal of moving the community from “improvement” which is relative to “recovery” which is absolute. In essence, this Plan challenges us and our partners to direct our resources and real estate development pipelines to help restore neighborhood markets in ways that stimulate, leverage and otherwise encourage public and private investments that are the hallmarks of healthy, mixed-income neighborhoods. Investments in this context include, among other actions, conscious decisions by:

- current residents to reinvest in their homes, schools and neighborhood institutions, and prospective residents to buy homes or lease apartments in the neighborhood;
- neighborhood institutions (civic, religious, educational, social and political) to deepen and broaden their services in ways that build and strengthen personal responsibility and the “sense of community”;
- existing merchants and businesses to continue to make investments in their stores and businesses, and new entrepreneurs to open stores, offices, or industries in the neighborhood;
- private developers or investors to place their capital in the neighborhood; and
- government institutions to delivery, maintain and sustain quality public services in the neighborhood.

The first part of the chart measuring real estate production is set up to track and report progress towards: (a) meeting specific project milestones including site control, financing, construction, and sales or leasing, and (b) serving specific targeted populations from low-, to moderate, to higher-income markets.

The second part measuring human services and their delivery is designed to track and report progress being made with respect to the specific goals, objectives, and tasks being taken on by the civic associations in the area of improving quality-of- life.

The third part is structured to measure and track indicators of market changes that are in themselves proxies for measuring “improvements *in* the neighborhood market” and “recovery *of* the neighborhood

market” over specific time periods. It is designed to help assess changes in physical and environmental conditions, and to track market trends, relative to a starting point or base year that will need to be established. Two different geographic contexts are being proposed for measuring market trends and impact:

One context is defined as a “to-be-determined” block radius (i.e. 2-3 blocks) from the site of the proposed real estate project; the idea being to assess how the project is impacting real estate transactions, property values, sales prices, etc. in the immediately surrounding market. The other context is defined as the neighborhood as a whole which will allow AWF and our partners to compare and contrast movements in the immediate market with those occurring closer to and farther away.

Status of Real Estate Development Activities
(Direct Measurements of Production)

A. Site Control/Financing Phases	Target Date	Completion	Key Impediments
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1. Acquisition/Site Control

- agreements of sale
- remediation/demolition
- deed transfer
- insurance
- holding costs

2. Predevelopment

- conditional/preliminary funding
- schematic design
- cost estimates
- market study
- feasibility analysis

B. Design/Construction Phases

1. Pre-construction

- working drawings
- construction bids
- firm financing
- construction contract
- permits
- construction loan closing

2. Construction

- notice to proceed
- punch list/cost certification
- completion/warranty period

C. Marketing/Property Disposition Phases

1. Pre-qualification

- outreach/advertising
- pre-purchase counseling
- pre-rental/pre-purchase screening

2. Sales/Lease-up

- agreement of sale
- rental agreement
- leasehold agreement
- settlement/qualified occupancy

D. Direct Production (Residential)

Target Date Completion Key Impediments

1. Housing Units Developed

- homeownership
- rental

2. Population/Market Served

a. homeownership

- first-time buyers
- buyer incomes
 - </= 50% of AMI
 - 51-80% of AMI
 - 81-100% of AMI
 - 100% of AMI
- place of origin
 - within neighborhood
 - outside neighborhood
 - outside city

b. rental

- tenant incomes
 - </= 50% of AMI
 - 51-80% of AMI
 - 81-100% of AMI
 - 100% of AMI
- place of origin
 - within neighborhood
 - outside neighborhood
 - outside city

E. Direct Production (Commercial)

1. Square Feet Developed/Added

- retail
- office
- facilities
- industrial

2. Businesses/Entrepreneurs Served

Target Date **Completion** **Key Impediments**

a. new businesses

- professional services
- retail
- place of origin
 - within neighborhood
 - outside neighborhood
 - outside city

b. retained businesses

- professional services
- retail

Status of Human Service/Quality-of-Life Improvements
(Direct/Indirect Measurements of Impact)

A. Safety & Security Target Date Completion Date Key Impediments

1. Police Bike Patrols
2. School Crossing
3. Street lighting Location
4. Street Cleaning
5. High Vacancy Blocks

B. Education & Employment

1. Homework Assistance/Tutoring
2. Work/Study
3. Student Internships
4. Job Training/Career
5. Exploration
6. Summer Youth Employment
7. GED/Continuing Education
8. Library Services

C. Recreation

1. Supervised Playgrounds
2. After School Programs
3. Arts & Crafts

D. Healthcare & Wellness

1. Pregnancy Prevention
2. Pre/Post natal Counseling
3. Parenting
4. Drug/Alcohol Use Counseling
5. Nutrition and Fitness

E. Housing Resource Guide

1. Pre/Post Purchase Counseling
2. Home Repair Financing
3. Consumer Credit
4. Counseling
5. Code Enforcement

Status of Related Outcomes/Market Impacts Generated
(Direct & Indirect Indicators of Neighborhood Recovery)

A. Within __ blocks of Subject Property Base Year Time-Period A Time-Period B

1. Physical & Environmental Conditions

- vacant, deteriorated buildings
- vacant deteriorated units
- vacant lots
- upkept vacant lots

2. Market Characteristics & Trends

a. physical

- building permits issued and
by estimated cost of improvements

b. transactional

- private sales transactions (private-to-private)
- days on market
- public sales transactions (Sheriff Sales, RDA, etc.)
- sales prices
- appraisals
- mortgage financing approvals
- home improvement approvals
- rate of turnover from residential sales

3. Property Taxes

- properties in tax arrears

4. Commercial

- vacancies (utility cut-offs)

5. Societal/Environmental Conditions & Trends

a. education

- test scores

b. safety & security

- crime statistics

c. attitudinal surveys/focus group discussions

(on quality of life changes in areas of:

- transportation/circulation
- housing conditions and afford-ability
- safety and security
- public service delivery
(trash collection, street cleaning, etc.)

B. Neighborhood-Wide

1. Physical & Environmental Conditions

- vacant, deteriorated buildings
- vacant deteriorated units
- vacant lots
- upkept vacant lots

2. Market Characteristics & Trends

a. physical

- building permits issued and by estimated cost of improvements

b. transactional

- sales transactions (private-to-private)
- days on market
- sales transactions (public-to-private)
- sales prices
- appraisals
- mortgage financing approvals
- home improvement approvals
- rate of turnover from residential sales

3. Property Taxes

- properties in tax arrears

4. Commercial

- vacancies (utility cut-offs)

5. Societal/Environmental Conditions & Trends

a. education

- test scores

b. safety & security

- crime statistics

c. attitudinal surveys/focus group discussions

(on quality of life changes in areas of:

- transportation/circulation
- housing conditions and afford-ability
- safety and security
- public service delivery
(trash collection, street cleaning, etc.)

Appendix A: Single-Family Owner-Occupied Home Sales, 2001-2003

West Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3227	N Spangler St	1,216	\$49,000	\$40.30	02/28/02
3124	N Shedwick St	850	\$45,000	\$52.94	03/08/02
3128	N Napa St	1,263	\$32,000	\$25.34	07/12/02
3307	W Allegheny Ave	1,540	\$52,000	\$33.77	07/31/02
3308	W Allegheny Ave	1,458	\$40,000	\$27.43	05/01/03
3415	W Allegheny Ave	1,696	\$61,000	\$35.97	06/30/03
3128	N Spangler St	1,237	\$43,500	\$35.17	08/07/03
Median		1,323	\$45,000	\$35.84	
Total Sales		7			

Central Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3146	N 25th St	1,068	\$36,000	\$33.71	10/26/01
2933	N 27th St	1,184	\$45,000	\$38.01	11/14/01
3154	N Pennock St	754	\$130,000	\$172.41	12/05/01
2716	W Somerset St	1,538	\$37,500	\$24.38	12/21/01
2400	W Toronto St	1,424	\$35,000	\$24.58	01/31/02
2956	N 26th St	1,280	\$46,900	\$36.64	02/25/02
2604	W Seltzer St	952	\$40,000	\$42.02	03/12/02
2734	N 29th St	1,364	\$41,000	\$30.06	03/15/02
2819	N 24th St	1,296	\$45,000	\$34.72	04/16/02
3002	N 25th St	1,197	\$36,000	\$30.08	04/18/02
2811	N Taylor St	746	\$25,500	\$34.18	05/17/02
3025	N Bambrey St	940	\$27,500	\$29.26	06/11/02
2916	W Allegheny Ave	1,320	\$35,000	\$26.52	06/12/02
2905	N Taney St	900	\$27,000	\$30.00	06/21/02
3223	N Dover St	1,263	\$35,000	\$27.71	07/02/02
2920	N 24th St	1,002	\$46,000	\$45.91	07/12/02
2838	N Ringgold St	908	\$28,900	\$31.83	07/30/02
3218	N 27th St	1,168	\$45,000	\$38.53	08/20/02
3311	N Bailey St	1,140	\$44,900	\$39.39	09/11/02
2739	N 23rd St	1,096	\$38,000	\$34.67	09/13/02
2724	N Dover St	990	\$30,000	\$30.30	09/16/02
2437	W Hilton St	1,126	\$39,000	\$34.64	09/30/02
2826	N Bailey St	1,024	\$25,000	\$24.41	11/21/02
3108	N Taylor St	1,320	\$37,000	\$28.03	12/06/02
3247	N 27th St	1,168	\$38,000	\$32.53	03/21/03
2766	N 24th St	1,050	\$35,500	\$33.81	03/28/03
3107	N 24th St	1,140	\$60,000	\$52.63	04/08/03
3230	N Dover St	1,296	\$38,000	\$29.32	04/24/03
3223	N Stillman St	956	\$25,000	\$26.15	04/28/03
2815	N Ringgold St	908	\$23,000	\$25.33	05/01/03
2947	N 24th St	1,312	\$45,000	\$34.30	06/23/03
3100	N 25th St	1,280	\$38,000	\$29.69	07/01/03
2812	N 26th St	1,636	\$41,000	\$25.06	08/05/03
3007	N Bambrey St	940	\$40,000	\$42.55	08/13/03
Median		1138	\$38,000	\$36.86	
Total Sales		34			

East Subarea	Sq.Ft.	Sale Price	\$/SF	Sale Date
1521 W Lehigh Ave	2,274	\$21,000	\$9.23	01/21/02
2112 W Stella St	726	\$37,000	\$50.96	04/12/02
2845 N 20th St	1,050	\$37,000	\$35.24	04/25/02
1911 W Somerset St	2,154	\$9,000	\$4.18	04/29/02
3057 N Sydenham St	1,230	\$27,000	\$21.95	04/30/02
1544 W Glenwood Ave	1,986	\$29,500	\$14.85	05/08/02
2127 W Somerset St	1,568	\$47,000	\$29.97	06/17/02
3142 N Rosewood St	1,164	\$16,000	\$13.75	09/16/02
2804 N 20th St	1,050	\$21,000	\$20.00	11/18/02
2737 N 19th St	1,320	\$22,300	\$16.89	01/31/03
2913 N 21st St	1,120	\$39,900	\$35.63	04/07/03
Median	1422	\$27,000	\$22.97	
Total Sales	11			

Source: Win2Data

Single-Family Owner-Occupied Home Sales, 1991-1993

West Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3126	N 32nd St	1,553	\$98,100	\$63.17	08/02/93
3017	N 35th St	1,440	\$15,000	\$10.42	08/03/92
3210	W Allegheny Ave	1,470	\$37,000	\$25.17	09/18/92
3216	W Allegheny Ave	1,470	\$43,500	\$29.59	08/31/92
3231	W Allegheny Ave	1,200	\$32,000	\$26.67	08/20/92
3310	W Allegheny Ave	1,458	\$40,000	\$27.43	04/16/93
3424	W Allegheny Ave	1,500	\$13,824	\$9.22	01/03/92
3426	W Allegheny Ave	750	\$4,000	\$5.33	03/02/92
3520	W Allegheny Ave	1,440	\$14,000	\$9.72	11/01/91
3525	W Allegheny Ave	1,971	\$12,500	\$6.34	03/18/93

Median	1,425	\$23,500	\$17.79
Total Sales		10	

Central Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3110	N 24th St	1,152	\$32,000	\$27.78	12/23/92
3136	N 25th St	1,068	\$3,000	\$2.81	10/12/92
3237	N 25th St	1,092	\$29,900	\$27.38	03/24/92
3248	N 27th St	1,168	\$8,000	\$6.85	10/17/91
2932	W Allegheny Ave	1,320	\$35,000	\$26.52	11/08/91
2426	W Hilton St	1,126	\$12,000	\$10.66	03/09/92
3137	N Marston St	726	\$3,000	\$4.13	05/03/93
3214	N Marston St	1,220	\$25,000	\$20.49	02/01/93
3057	N Stillman St	932	\$6,200	\$6.65	06/22/92
3213	N Stillman St	956	\$18,900	\$19.77	06/30/92
3026	N Taney St	856	\$12,500	\$14.60	06/15/92
3149	N Taylor St	1,320	\$8,200	\$6.21	01/03/92
2531	W Willard St	1,008	\$22,400	\$22.22	09/10/93
2939	W Wishart St	1,190	\$29,900	\$25.13	02/26/93
2758	N 23rd St	1,090	\$22,000	\$20.18	08/23/93
2940	N 23rd St	1,218	\$25,000	\$20.53	10/03/91
3117	N 24th St	1,140	\$7,000	\$6.14	01/28/93
2735	N 25th St	1,004	\$3,696	\$3.68	07/20/92
2765	N 25th St	1,004	\$27,000	\$26.89	06/30/93
2810	N 25th St	1,208	\$13,000	\$10.76	08/03/93
2835	N 25th St	1,170	\$7,000	\$5.98	06/18/92
2945	N 27th St	1,184	\$70,331	\$59.40	12/29/92
2818	N 28th St	1,470	\$10,000	\$6.80	04/26/93
2759	N 29th St	1,524	\$7,500	\$4.92	11/12/91
2956	N Bailey St	900	\$3,000	\$3.33	05/17/93
2850	N Bambrey St	940	\$6,900	\$7.34	05/03/93
2721	N Bonsall St	926	\$25,900	\$27.97	08/05/93
2854	N Bonsall St	1,050	\$15,000	\$14.29	08/31/93
2917	N Bonsall St	848	\$10,000	\$11.79	08/05/93
3129	N Croskey St	896	\$5,000	\$5.58	12/29/92
2718	N Dover St	990	\$12,000	\$12.12	06/30/92
2939	N Judson St	864	\$13,500	\$15.63	02/18/93
3018	N Judson St	784	\$15,000	\$19.13	07/07/92
2925	W Lehigh Ave	1,350	\$12,000	\$8.89	01/10/92
2215	W Lippincott St	812	\$5,069	\$6.24	06/09/93
2818	N Marston St	1,100	\$27,000	\$24.55	10/01/92
2719	N Newkirk St	972	\$15,000	\$15.43	06/01/93
2823	N Newkirk St	960	\$29,000	\$30.21	09/29/92

2763	N Ringgold St	908	\$4,500	\$4.96	03/15/93
2903	N Ringgold St	840	\$4,000	\$4.76	07/08/92
2505	W Seltzer St	788	*		10/18/91
2743	W Seltzer St	874	\$13,500	\$15.45	04/27/92
2539	W Silver St	840	\$5,000	\$5.95	11/04/91
2639	W Silver St	840	\$23,485	\$27.96	09/01/93
2607	W Somerset St	1,680	\$32,000	\$19.05	02/11/92
2707	W Somerset St	1,182	\$30,000	\$25.38	01/02/92
2532	W Sterner St	952	*		07/22/93
2649	W Sterner St	840	\$3,100	\$3.69	12/18/92
2901	N Stillman St	1,120	\$8,000	\$7.14	08/19/93

Median	1,049	\$12,500	\$12.12	
Total Sales	49			

East Subarea	Sq.Ft.	Sale Price	\$/SF	Sale Date
2912 N 16th St	5,100	\$70,334	\$13.79	12/01/92
3258 N 17th St	2,464	\$4,500	\$1.83	11/13/91
2735 N 20th St	1,050	\$3,000	\$2.86	09/28/93
2824 N 20th St	1,050	\$12,000	\$11.43	05/27/93
2831 N 20th St	1,050	\$27,000	\$25.71	04/28/93
2920 N 20th St	1,067	*		12/31/91
2815 N Garnet St	990	\$23,000	\$23.23	11/29/91
2840 N Garnet St	990	\$13,500	\$13.64	12/27/91
1526 W Glenwood Ave	1,950	\$15,000	\$7.69	07/16/93
1542 W Glenwood Ave	1,950	\$18,000	\$9.23	04/27/93
2741 N Gratz St	1,068	\$3,500	\$3.28	01/29/93
2743 N Gratz St	1,068	\$7,500	\$7.02	08/11/92
1635 W Lehigh Ave	2,308	\$15,000	\$6.50	08/18/93
2729 N Opal St	990	\$12,000	\$12.12	08/20/92
1937 W Somerset St	1,156	\$60,285	\$52.15	03/18/93
1722 W Westmoreland St	1,656	\$5,000	\$3.02	05/11/92
2932 N Woodstock St	960	\$8,025	\$8.36	06/04/92
3119 N 16th St	3,400	\$45,000	\$13.24	07/30/93
3105 N 17th St	924	\$8,000	\$8.66	01/06/92
3115 N Carlisle St	896	\$5,000	\$5.58	05/15/92
3104 N Chadwick St	840	\$8,000	\$9.52	01/24/92
1627 W Toronto St	970	\$22,000	\$22.68	01/11/93
1636 W Toronto St	876	\$12,000	\$13.70	09/29/92

Median	1,512	\$12,000	\$9.38	
Total	23			

Source: Win2Data
* Part of a multiple sale; actual sale price unknown

Investor Owned Sales, 2001-2003

West Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3408	W Westmoreland St	1,380	\$14,000	\$10.14	12/5/01
3213	N 33rd St	1,458	\$50,000	\$34.29	6/6/02
3124	N 33rd St	1,463	\$20,000	\$13.67	3/26/02

Median	1,434	\$20,000	\$13.67
Total Sales	3		

Central Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
2553	W Willard St	1,062	\$23,000	\$21.66	3/27/02
3029	N Bailey St	856	*		01/21/03
3126	N Marston St	725	*		01/21/03
2913	W Clementine St	756	*		04/24/03
2915	W Clementine St	756	*		04/24/03
3321	N Bailey St	1,140	\$27,000	\$23.68	7/1/03
3127	N 29th St	1,032	\$18,500	\$17.93	1/15/03
3235	N Stillman St	956	*		12/26/02
2912	N 26th St	1,280	\$46,651	\$36.45	8/13/02
2903	N Bonsall St	848	*		01/21/03
2763	N Croskey St	1,052	*		01/21/03
2818	N 22nd St	1,430	\$30,000	\$20.98	08/14/03
2820	N 22nd St	1,430	\$35,000	\$24.48	08/13/03
2837	N Stillman St	918	\$36,000	\$39.22	09/03/02
2838	N Stillman St	918	\$39,000	\$42.48	09/03/02
2915	N Judson St	864	\$29,000	\$33.56	7/18/03
3028	N Hemberger St	1,104	\$18,000	\$16.30	7/7/03
2811	N Ringgold St	908	\$16,000	\$17.62	6/26/03
2816	N Stillman St	918	\$18,000	\$19.61	8/19/02
2751	N Judson St	926	\$35,000	\$37.80	04/26/02
2752	N Judson St	926	\$36,000	\$38.88	04/26/02
2934	N Stillman St	932	*		11/26/02
2850	N Bailey St	1,024	*		05/29/03
2949	N Bambrey St	940	*		05/29/03
2621	W Somerset St	1,230	*		11/26/02
2623	W Somerset St	1,230	*		11/26/02

Median	1,006	\$29,500	\$24.08
Total Sales	26		

East Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
2004	W Stella St	840	*		07/21/03
2006	W Stella St	840	*		07/21/03
3141	N 22nd St	1,564	*		1/8/03
2731	N 20th St	1,050	*		01/21/03
2824	N Van Pelt St	1,200	*		01/21/03
1939	W Somerset St	1,890	\$53,000	\$28.04	5/2/02
1430	W Rush St	1,302	\$6,500	\$4.99	3/6/02
3062	N Sydenham St	1,028	\$35,000	\$34.05	7/2/02

Median	1,214	\$35,000	\$28.04
Total	8		

Source: Win2Data

* Part of a multiple sale; actual sale price unknown

Investor Owned Sales, 1991-1993

West Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
3428	W Allegheny Ave	750	\$9,000	\$12.00	06/09/93
3154	W Allegheny Ave	1,388	\$15,000	\$10.81	07/29/92
3222	W Willard St	855	\$19,600	\$22.92	06/24/93
4062	Ridge Ave	2,400	\$30,000	\$12.50	01/29/93
Median		1,348	\$18,400	\$14.56	
Total Sales		4			

Central Subarea		Sq.Ft.	Sale Price	\$/SF	Sale Date
2813	W Somerset St	1,470	\$3,000	\$2.04	11/16/92
2853	N Bailey St	1,024	\$3,500	\$3.42	03/26/92
2827	N Croskey St	1,200	\$3,500	\$2.92	07/08/93
2643	W Silver St	840	\$3,750	\$4.46	08/21/92
2962	N Bailey St	900	\$5,000	\$5.56	12/30/91
2713	W Somerset St	1,404	\$5,000	\$3.56	03/01/93
2814	N Stillman St	918	\$5,000	\$5.45	04/28/93
2725	N Taylor St	928	\$5,000	\$5.39	10/16/91
3030	N Judson St	784	\$5,500	\$7.02	05/10/93
2729	N 23rd St	1,090	\$6,000	\$5.50	09/21/92
2724	W Seltzer St	860	\$6,000	\$6.98	11/16/92
3024	N Bonsall St	784	\$6,300	\$8.04	08/14/92
2901	N 24th St	1,312	\$6,500	\$4.95	07/09/92
2729	W Lehigh Ave	1,428	\$6,500	\$4.55	07/23/93
2967	N Ringgold St	840	\$7,500	\$8.93	11/09/92
2931	N Bonsall St	848	\$7,700	\$9.08	11/11/92
2440	W Toronto St	932	\$8,000	\$8.58	07/31/92
2709	W Seltzer St	874	\$8,037	\$9.20	12/03/92
2740	N Ringgold St	972	\$8,500	\$8.74	07/07/92
3146	N Marston St	725	\$12,500	\$17.24	10/23/92
2733	N 23rd St	1,090	\$12,500	\$11.47	02/17/93
2821	N Bambrey St	896	*		01/20/93
2955	N Taylor St	920	\$13,500	\$14.67	06/10/93
3031	N 23rd St	1,038	\$13,502	\$13.01	02/03/93
2926	N Stillman St	932	\$15,000	\$16.09	03/02/92
2826	N 27th St	1,158	\$15,693	\$13.55	09/23/93
2723	W Seltzer St	874	\$19,040	\$21.78	12/16/92
2958	N Bonsall St	848	\$20,000	\$23.58	09/30/92
2869	N Taney St	896	\$20,000	\$22.32	02/20/92
2930	N 26th St	1,280	\$26,000	\$20.31	01/31/92
3232	N Dover St	1,304	*		04/16/93
3230	N Etting St	1,199	*		01/13/92
2839	N 27th St	1,158	\$55,775	\$48.16	11/30/92
2635	W Seltzer St	952	*		11/01/91
2641	W Sterner St	840	*		11/01/91
2749	N Croskey St	1,052	*		11/16/92
Average		1,016	\$11,127	\$11.22	
Total Sales		38			

East Subarea	Sq.Ft.	Sale Price	\$/SF	Sale Date
3121 N Chadwick St	840	*		12/31/92
2814 N Opal St	810	\$3,600	\$4.44	02/03/92
2138 W Clearfield St	1,068	\$5,000	\$4.68	04/13/93
3107 N 16th St	2,322	\$5,000	\$2.15	06/15/93
3144 N Carlisle St	840	\$5,000	\$5.95	08/12/93
1917 W Somerset St	1,094	\$6,000	\$5.48	01/06/93
2131 W Toronto St	1,360	\$6,000	\$4.41	09/01/92
3023 N Woodstock St	667	\$8,000	\$11.99	02/22/93
2010 W Stella St	840	*		04/01/93
2747 N Garnet St	990	\$12,000	\$12.12	06/18/93
2754 N Opal St	924	\$13,000	\$14.07	09/01/93
3026 N Sydenham St	1,182	\$13,500	\$11.42	07/01/93
2721 N 20th St	1,050	\$15,000	\$14.29	02/01/93
3028 N Sydenham St	1,028	\$15,000	\$14.59	08/27/92
3144 N Rosewood St	1,164	\$16,000	\$13.75	05/27/93
3030 N 15th St	1,850	\$29,000	\$15.68	02/19/93
Average	1,127	\$10,864	\$9.65	
Total		16		

Source: Win2Data

* Part of a multiple sale; actual sale price unknown

Appendix B: Demographic Tables

Population and Age

Table 1

Population by Census Tract (1990-2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>2000</u>	<u>1990</u>	<u>% change</u>
170	2909	3927	-25.9%
171	4435	5276	-15.9%
172	8643	9976	-13.4%
<u>173</u>	<u>3126</u>	<u>3815</u>	<u>-18.1%</u>
Total	19113	22994	-16.9%

Table 2

Households by Census Tract (1990-2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>2000</u>	<u>1990</u>	<u>% change</u>
170	1105	1247	-11.4%
171	1676	1786	-6.2%
172	3169	3319	-4.5%
<u>173</u>	<u>1152</u>	<u>1270</u>	<u>-9.3%</u>
Total	7102	7622	-6.8%

Table 3

Female-Headed Households by Census Tract (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>No.</u>	<u>Total HHs</u>	<u>% of Total</u>
170	229	423	54.1%
171	269	1676	16.1%
172	585	3169	18.5%
<u>173</u>	<u>268</u>	<u>1152</u>	<u>23.3%</u>
Total	1351	6420	21.0%

Table 4

Persons Under 18 by Census Tract (1990-2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>2000</u>	<u>1990</u>	<u>% change</u>
170	908	1391	-34.7%
171	1894	1476	28.3%
172	3815	2856	33.6%
<u>173</u>	<u>1403</u>	<u>1063</u>	<u>32.0%</u>
Total	8020	6786	18.2%

Table 5

Proportion of Population Under 18 by Census Tract (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>No.</u>	<u>Total Pop</u>	<u>% of Total</u>
170	908	2909	31.2%
171	1894	4435	42.7%
172	3815	8643	44.1%
<u>173</u>	<u>1403</u>	<u>3126</u>	<u>44.9%</u>
Total	8020	19113	42.0%

Table 6

Persons Over 65 by Census Tract (1990-2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>2000</u>	<u>1990</u>	<u>% change</u>
170	240	269	-10.8%
171	657	470	39.8%
172	1157	1118	3.5%
<u>173</u>	<u>398</u>	<u>494</u>	<u>-19.4%</u>
Total	2452	2351	4.3%

Table 7

Proportion of Population Over 65 by Census Tract (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>No.</u>	<u>Total Pop</u>	<u>% of Total</u>
170	240	2909	8.3%
171	657	4435	14.8%
172	1157	8643	13.4%
<u>173</u>	<u>398</u>	<u>3126</u>	<u>12.7%</u>
Total	2452	19113	12.8%

Education, Employment & Income

Table 8

Persons Over Age 25 without H.S. Diploma (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	Persons w/o <u>Diploma</u>	Persons <u>Over 25</u>	% of <u>Total</u>
170	561	1750	32.1%
171	1148	2865	40.1%
172	2102	5227	40.2%
<u>173</u>	<u>786</u>	<u>1914</u>	<u>41.1%</u>
Total	4597	11756	39.1%

Table 9

Persons Over Age 25 without H.S. Diploma (1990)
Allegheny West Neighborhood

<u>Census Tract</u>	Persons w/o <u>Diploma</u>	Persons <u>Over 25</u>	% of <u>Total</u>
170	906	2028	44.7%
171	1522	3187	47.8%
172	2947	6011	49.0%
<u>173</u>	<u>1043</u>	<u>2380</u>	<u>43.8%</u>
Total	6418	13606	47.2%

Table 10

Persons Over Age 16 Unemployed & Not in Labor Force (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	Unemployed/ <u>Not in L. F.</u>	Persons <u>Over 16</u>	% of <u>Total</u>
170	1002	2100	47.7%
171	1903	3367	56.5%
172	3716	6250	59.5%
<u>173</u>	<u>1326</u>	<u>2272</u>	<u>58.4%</u>
Total	7947	13989	56.8%
minus 65+ difference	2452	2452	47.6%

Table 11

Persons Over Age 16 Unemployed & Not in Labor Force (1990)
Allegheny West Neighborhood

<u>Census Tract</u>	Unemployed/ <u>Not in L. F.</u>	Persons <u>Over 16</u>	% of <u>Total</u>
170	1419	2644	53.7%
171	2146	4007	53.6%
172	3832	7483	51.2%
<u>173</u>	<u>1473</u>	<u>2883</u>	<u>51.1%</u>
Total	8870	17017	52.1%

Table 12

Median Family Income (1990-2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>2000</u>	<u>1990</u>	% of <u>Total</u>
170	34120	17544	94.5%
171	22043	19665	12.1%
172	20669	19172	7.8%
<u>173</u>	<u>21731</u>	<u>20660</u>	<u>5.2%</u>
Total	24640	19260	27.9%

Table 14

Median Household Income Trends (1990-2000)

	<u>2000</u>	<u>1990</u>	
Allegheny West	\$ 24,640	\$ 19,260	27.9%
City	\$ 32,000	\$ 25,107	27.5%

Housing

Table 15
Vacant Housing Units (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>Vacant Units</u>	<u>Total Units</u>	<u>% of Total</u>
170	330	1408	23.4%
171	153	1824	8.4%
172	489	3650	13.4%
173	206	1401	14.7%
Total	1178	8283	14.2%
Total units	<u>2000</u>	<u>1990</u>	<u>% change</u>
	8283	8799	-5.9%
Vacant units	2000	1990	
	1178	1095	7.6%

Table 16
Vacant Housing Units (1990)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>Vacant Units</u>	<u>Total Units</u>	<u>% of Total</u>
170	208	1471	14.1%
171	151	1900	7.9%
172	413	3766	11.0%
173	323	1662	19.4%
Total	1095	8799	12.4%

Table 17
Owner-Occupied Housing Units (2000)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>Owner Occupied</u>	<u>Total Units</u>	<u>% of Total</u>
170	458	1408	32.5%
171	1244	1824	68.2%
172	2158	3650	59.1%
173	724	1401	51.7%
Total	4584	8283	55.3%
Owner-Occupied	<u>2000</u>	<u>1990</u>	
	4584	5270	-13.0%

Table 18
Owner-Occupied Housing Units (1990)
Allegheny West Neighborhood

<u>Census Tract</u>	<u>Owner Occupied</u>	<u>Total Units</u>	<u>% of Total</u>
170	498	1471	33.9%
171	1393	1900	73.3%
172	2474	3766	65.7%
173	905	1662	54.5%
Total	5270	8799	59.9%

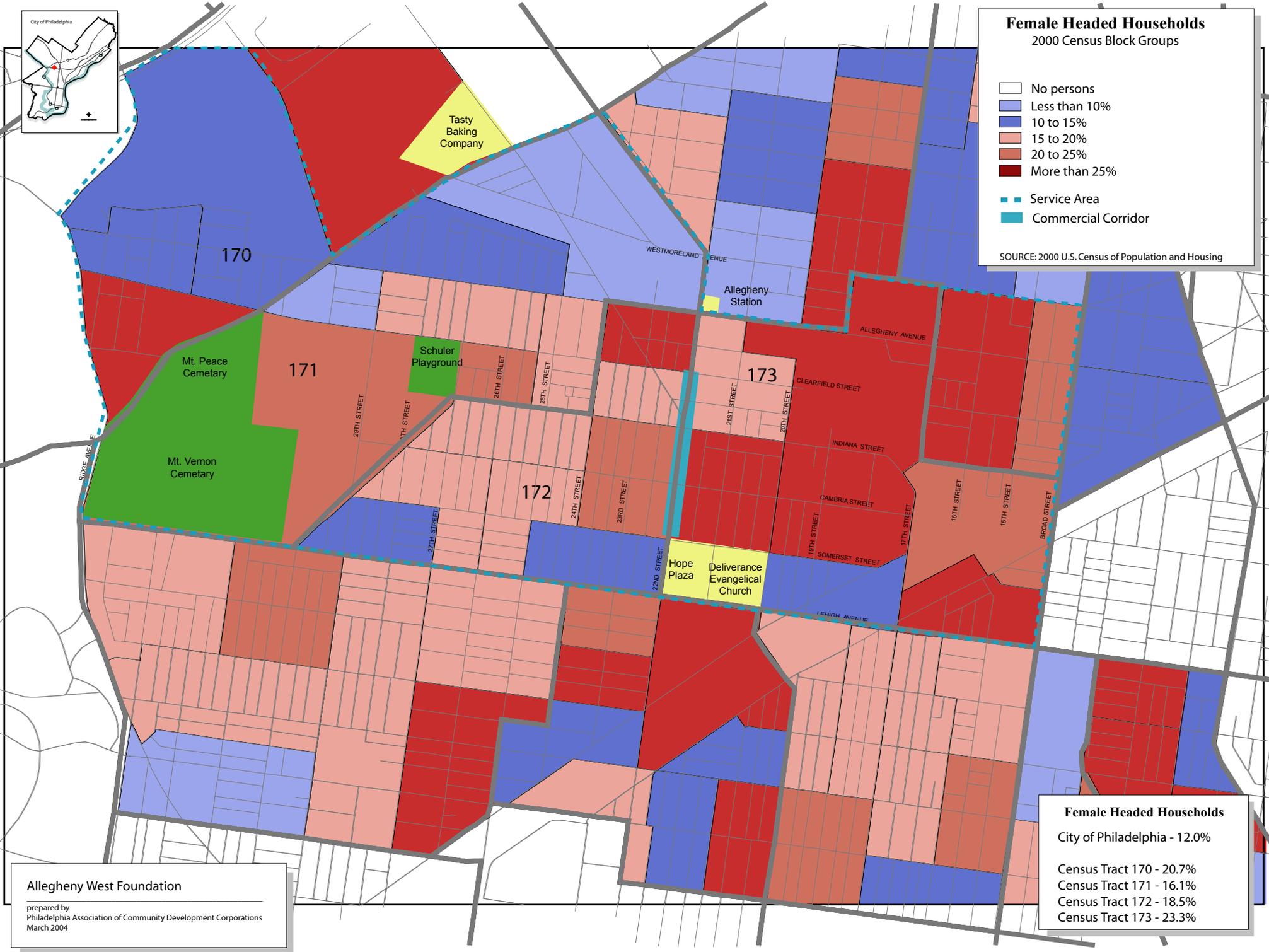


Female Headed Households
2000 Census Block Groups

- No persons
- Less than 10%
- 10 to 15%
- 15 to 20%
- 20 to 25%
- More than 25%

Service Area
 Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



Female Headed Households
City of Philadelphia - 12.0%

Census Tract 170 - 20.7%
 Census Tract 171 - 16.1%
 Census Tract 172 - 18.5%
 Census Tract 173 - 23.3%

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 March 2004

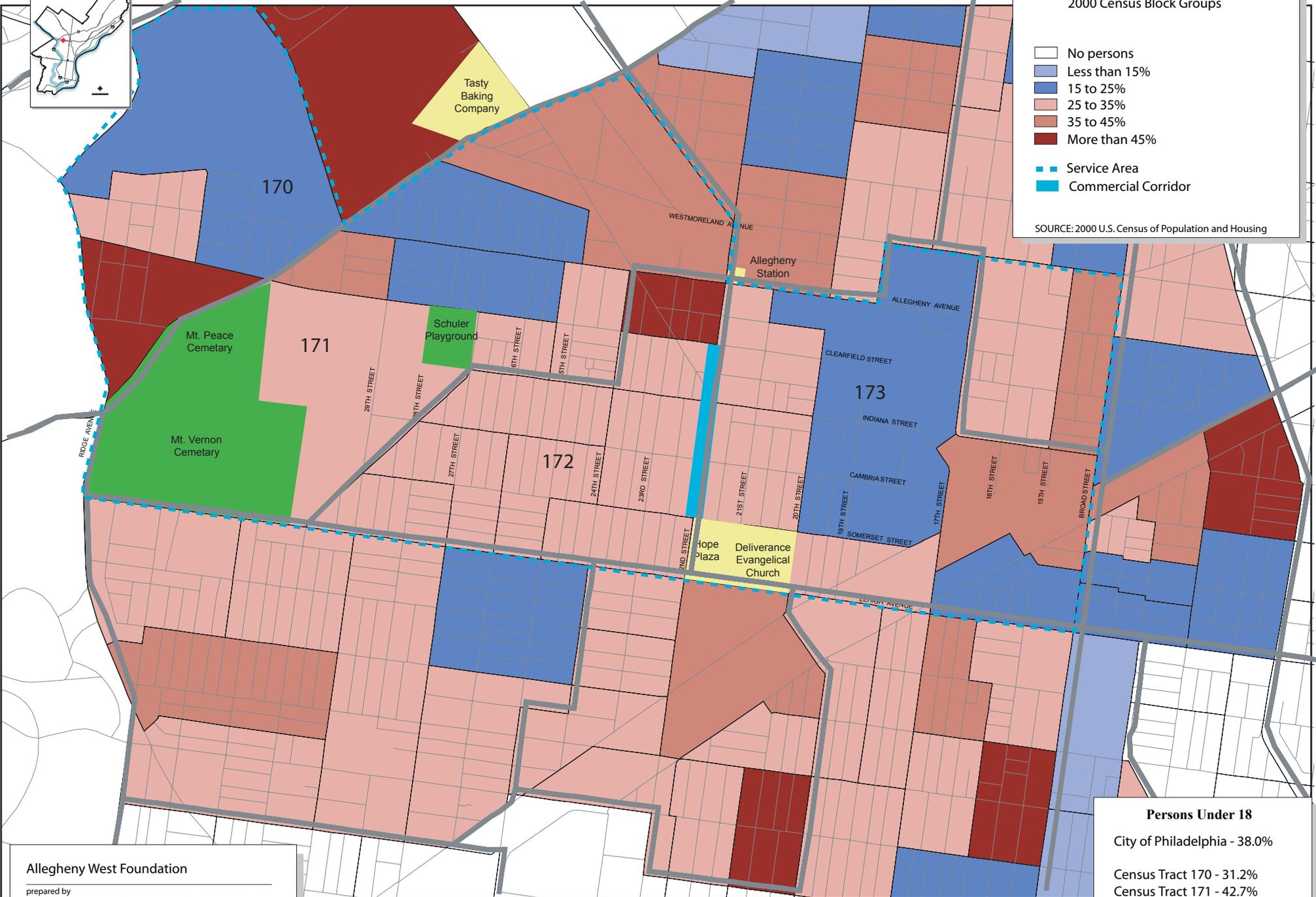


Persons Under 18
2000 Census Block Groups

- No persons
- Less than 15%
- 15 to 25%
- 25 to 35%
- 35 to 45%
- More than 45%

- Service Area
- Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



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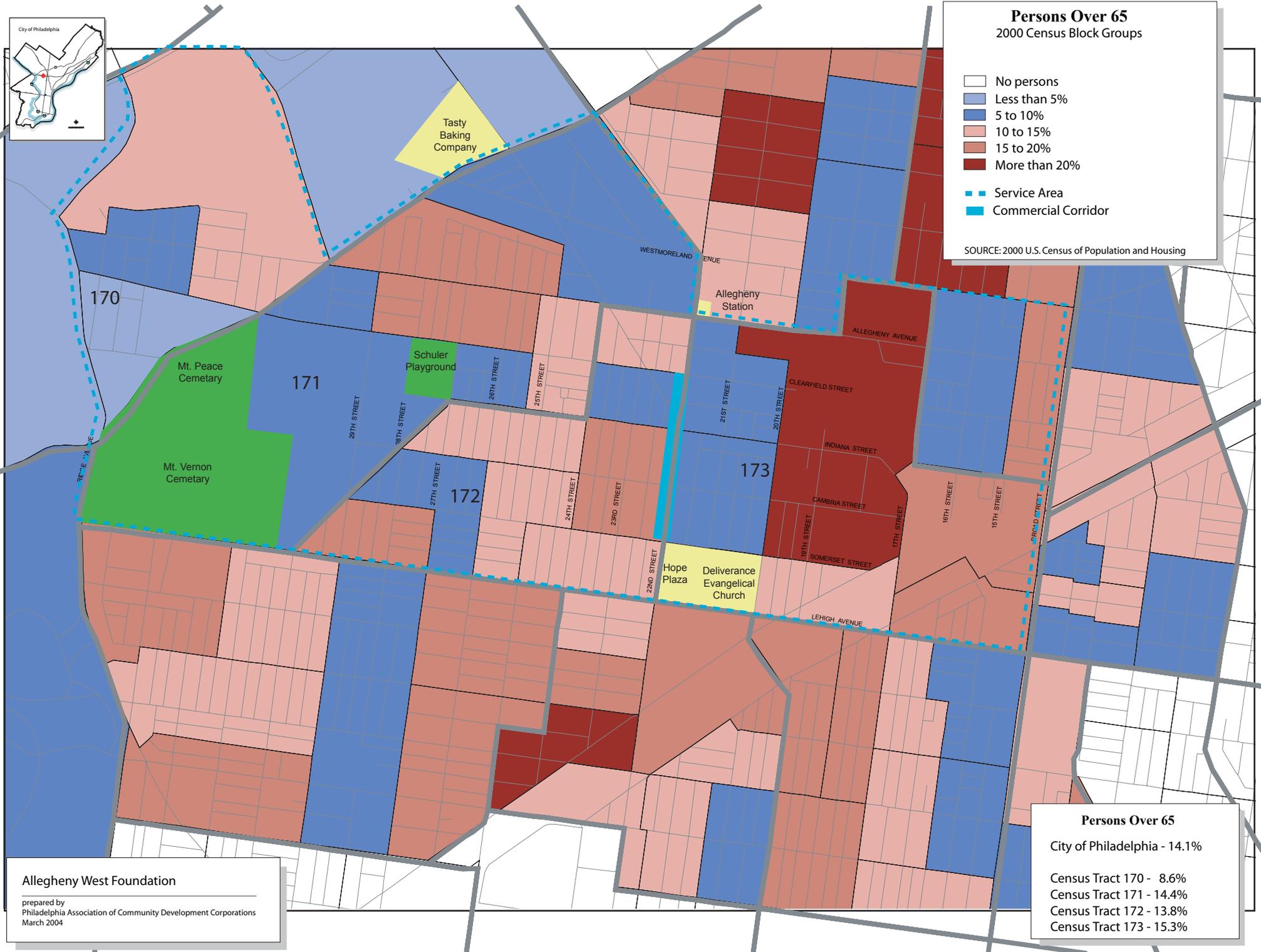
Persons Under 18
 City of Philadelphia - 38.0%
 Census Tract 170 - 31.2%
 Census Tract 171 - 42.7%
 Census Tract 172 - 44.1%
 Census Tract 173 - 44.8%



Persons Over 65
2000 Census Block Groups

- No persons
- Less than 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%
- Service Area
- Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



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Persons Over 65
 City of Philadelphia - 14.1%
 Census Tract 170 - 8.6%
 Census Tract 171 - 14.4%
 Census Tract 172 - 13.8%
 Census Tract 173 - 15.3%

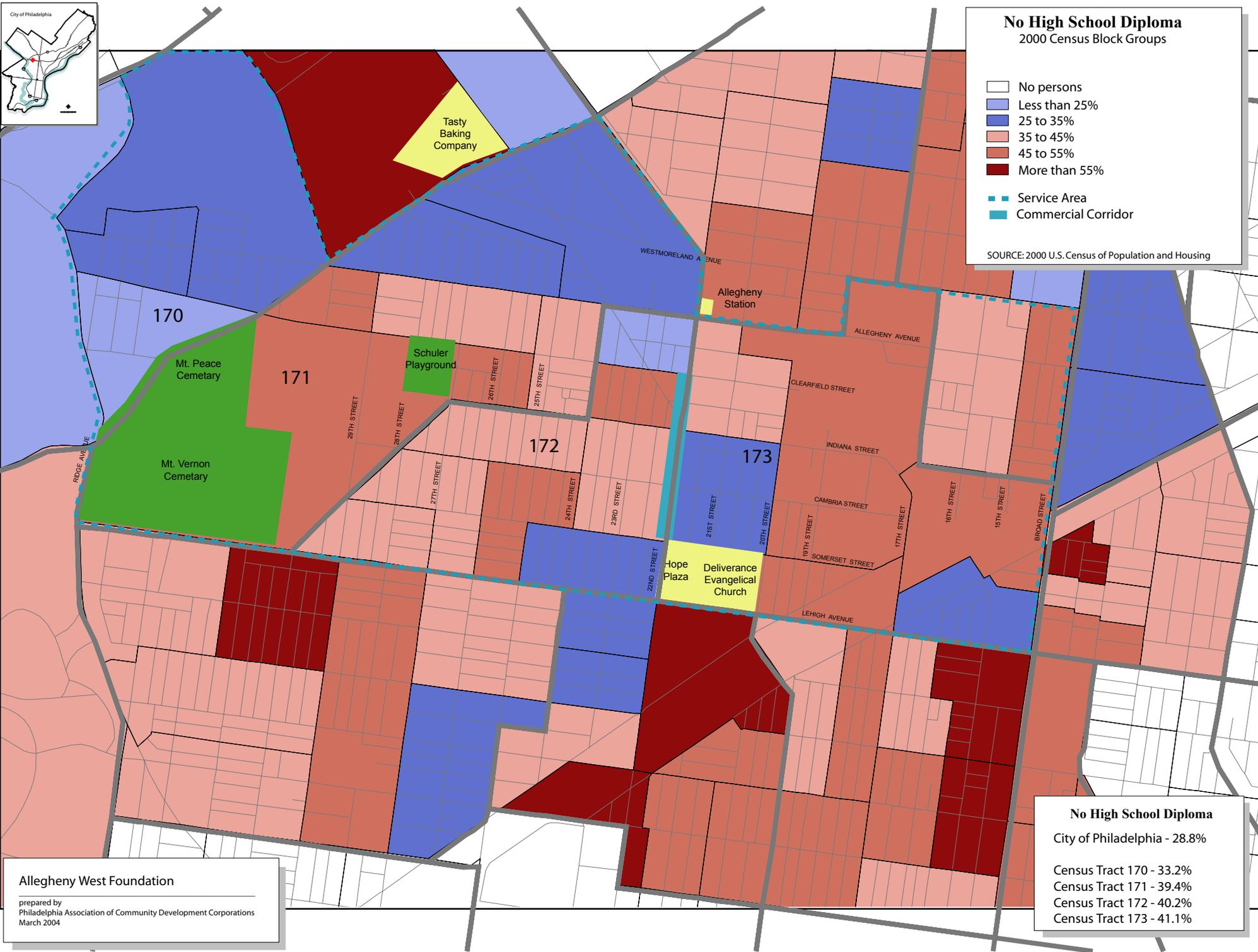


No High School Diploma
2000 Census Block Groups

- No persons
- Less than 25%
- 25 to 35%
- 35 to 45%
- 45 to 55%
- More than 55%

- Service Area
- Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



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No High School Diploma
 City of Philadelphia - 28.8%

Census Tract 170	33.2%
Census Tract 171	39.4%
Census Tract 172	40.2%
Census Tract 173	41.1%



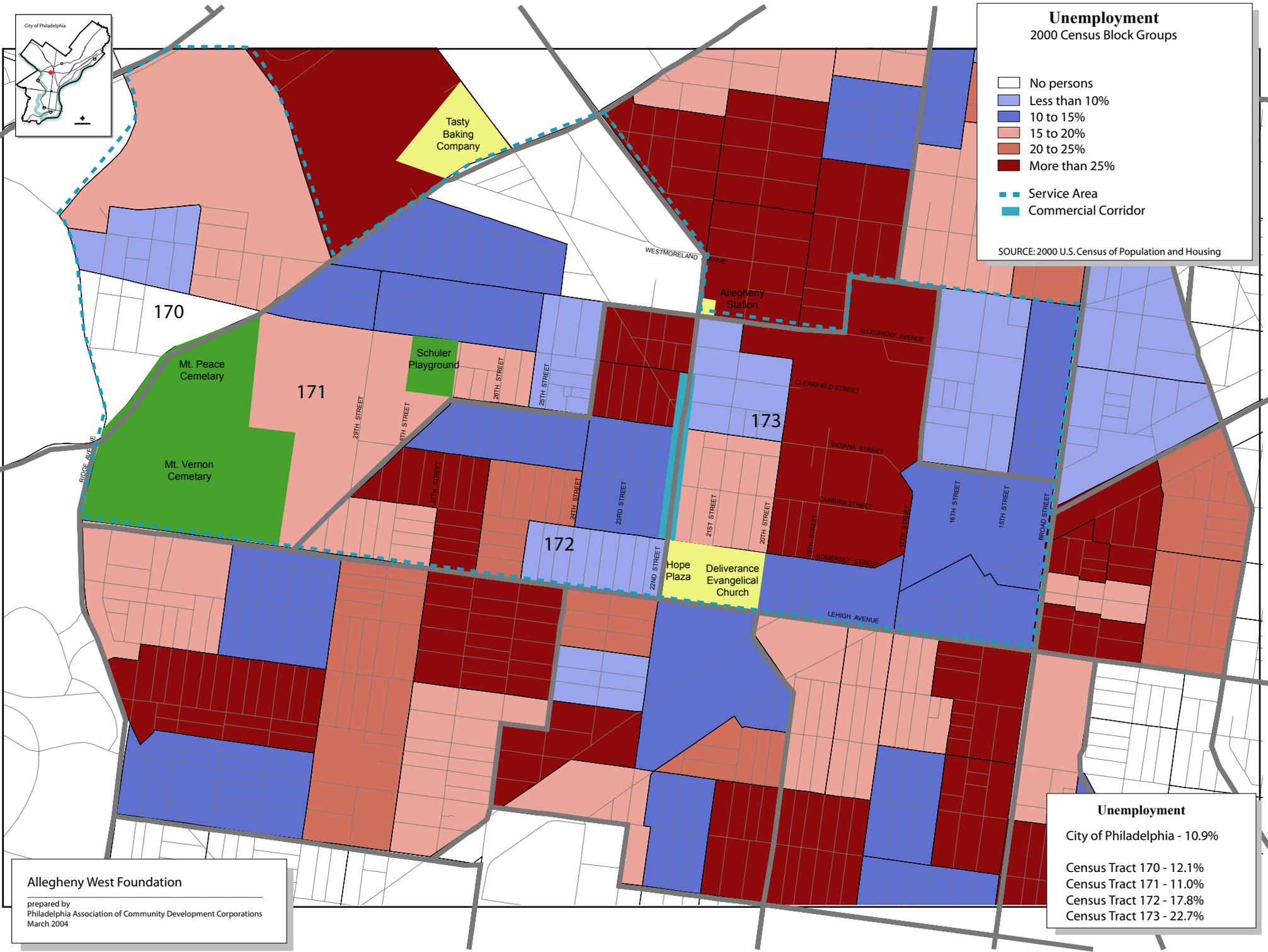
Unemployment

2000 Census Block Groups

- No persons
- Less than 10%
- 10 to 15%
- 15 to 20%
- 20 to 25%
- More than 25%

- Service Area
- Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



Unemployment

City of Philadelphia - 10.9%

- Census Tract 170 - 12.1%
- Census Tract 171 - 11.0%
- Census Tract 172 - 17.8%
- Census Tract 173 - 22.7%

Allegheny West Foundation

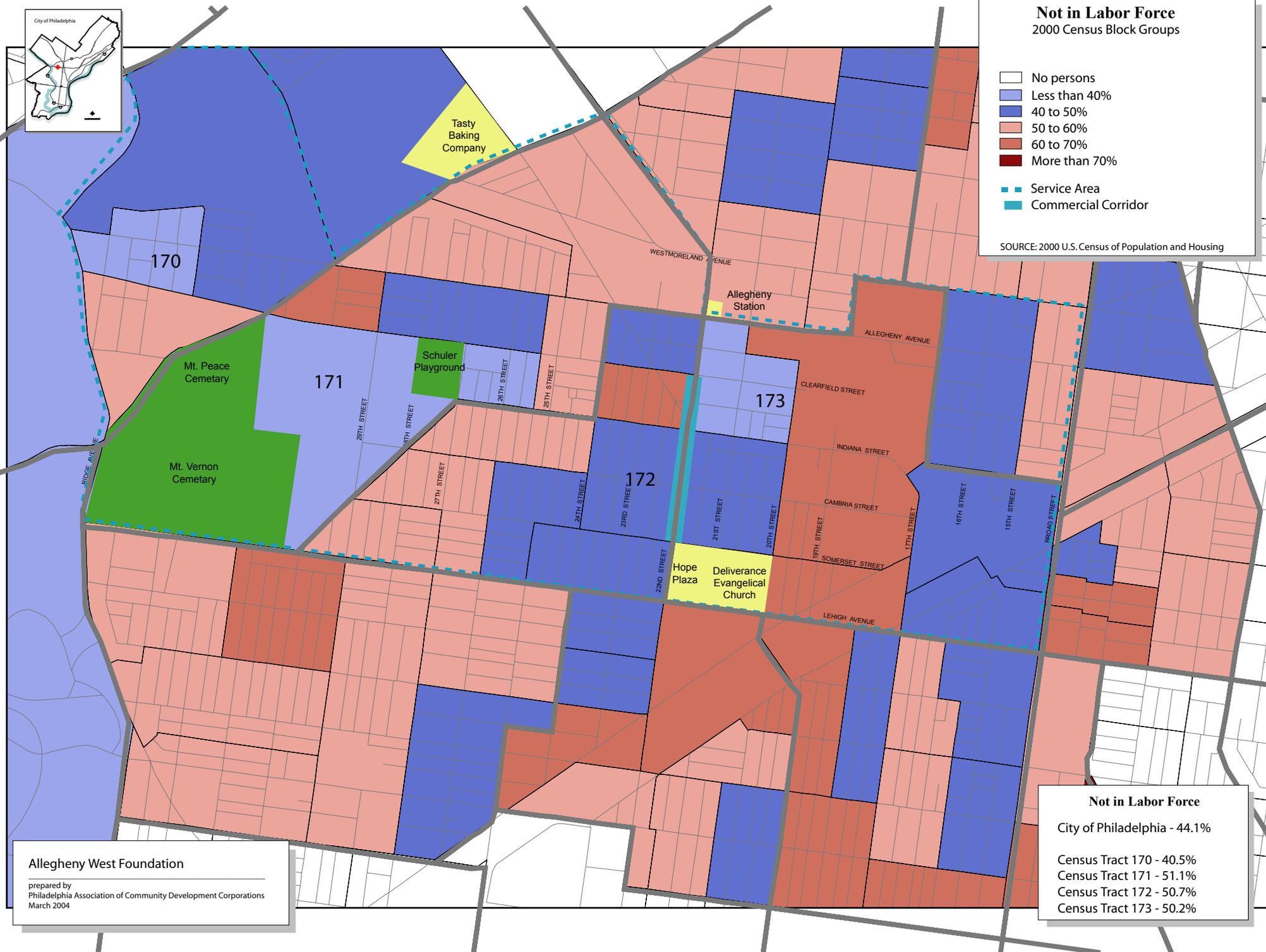
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Not in Labor Force
2000 Census Block Groups

- No persons
- Less than 40%
- 40 to 50%
- 50 to 60%
- 60 to 70%
- More than 70%
- Service Area
- Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



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Not in Labor Force

- City of Philadelphia - 44.1%
- Census Tract 170 - 40.5%
- Census Tract 171 - 51.1%
- Census Tract 172 - 50.7%
- Census Tract 173 - 50.2%

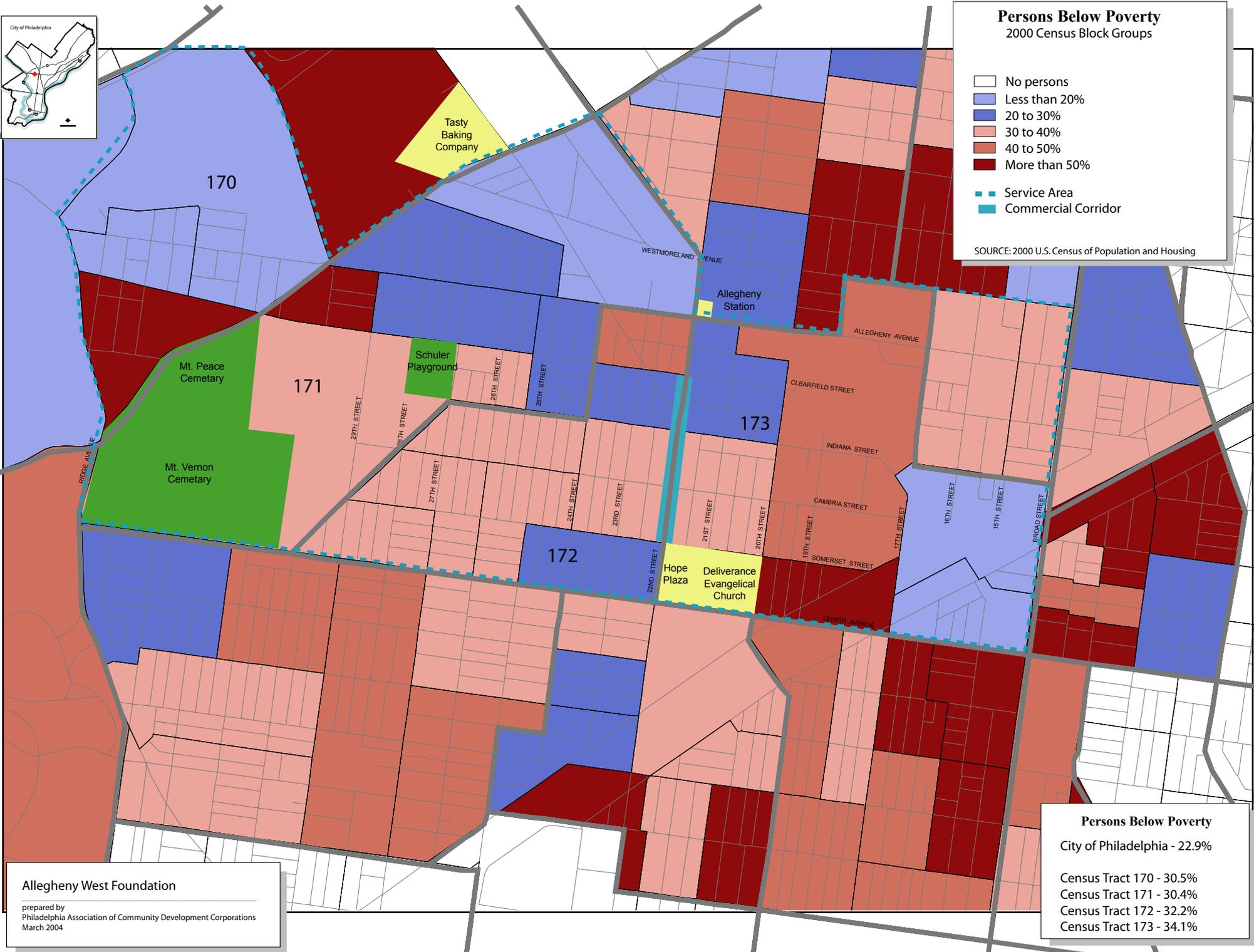


Persons Below Poverty
2000 Census Block Groups

- No persons
- Less than 20%
- 20 to 30%
- 30 to 40%
- 40 to 50%
- More than 50%

Service Area
 Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



Persons Below Poverty
City of Philadelphia - 22.9%

Census Tract 170 - 30.5%
 Census Tract 171 - 30.4%
 Census Tract 172 - 32.2%
 Census Tract 173 - 34.1%

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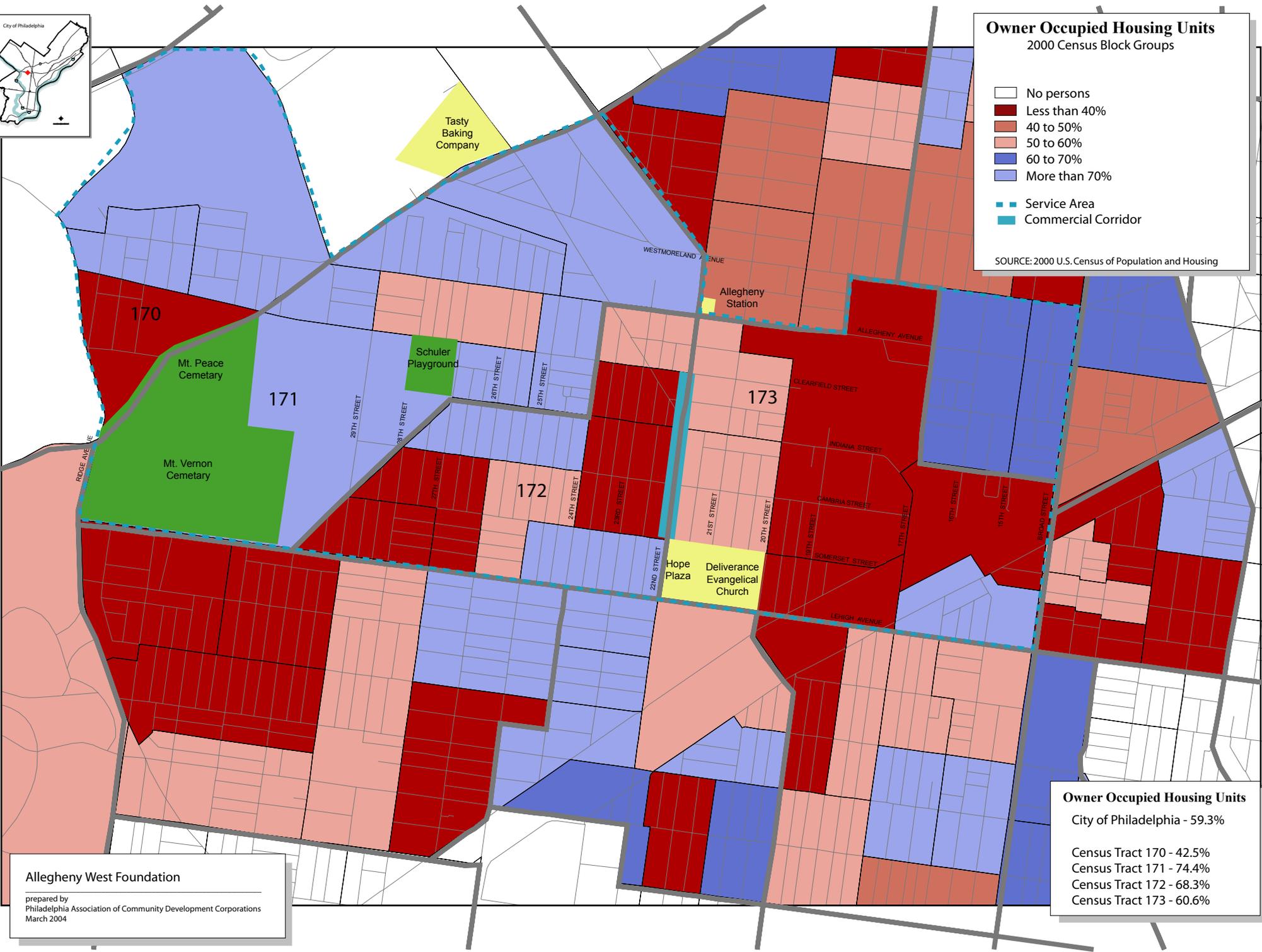


Owner Occupied Housing Units
2000 Census Block Groups

- No persons
- Less than 40%
- 40 to 50%
- 50 to 60%
- 60 to 70%
- More than 70%

Service Area
 Commercial Corridor

SOURCE: 2000 U.S. Census of Population and Housing



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Owner Occupied Housing Units
 City of Philadelphia - 59.3%

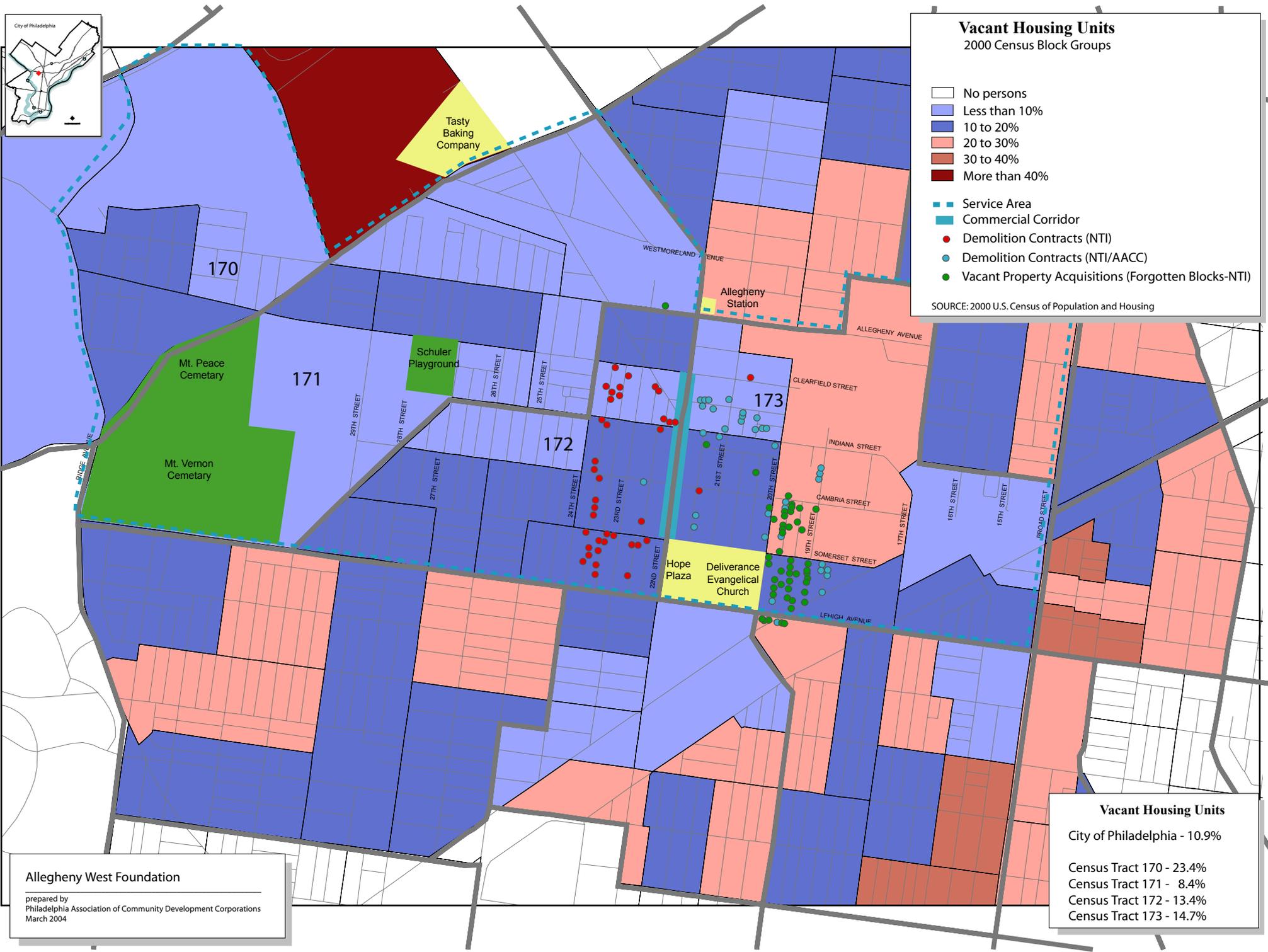
Census Tract 170 - 42.5%
 Census Tract 171 - 74.4%
 Census Tract 172 - 68.3%
 Census Tract 173 - 60.6%



Vacant Housing Units 2000 Census Block Groups

- No persons
- Less than 10%
- 10 to 20%
- 20 to 30%
- 30 to 40%
- More than 40%
- Service Area
- Commercial Corridor
- Demolition Contracts (NTI)
- Demolition Contracts (NTI/AACC)
- Vacant Property Acquisitions (Forgotten Blocks-NTI)

SOURCE: 2000 U.S. Census of Population and Housing



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Vacant Housing Units
 City of Philadelphia - 10.9%
 Census Tract 170 - 23.4%
 Census Tract 171 - 8.4%
 Census Tract 172 - 13.4%
 Census Tract 173 - 14.7%