

TAB 3: Site and Neighborhood Standards

The Beury Building is located in the economically distressed area of Tioga, a neighborhood of North Philadelphia where the development of affordable housing proves critical. Data indicates that approximately 46.2% of the families spend less than 30 percent or more of their household income for rent. This high percent of families spending 30 percent or more of their income for rent indicates a major housing affordability problem. In addition, 16% of Tioga residents are over the age of 64, compared to the City's 14.1%, and 32% are in Poverty compared to the City's 22%. Therefore, the demand for new, quality affordable housing units for seniors, and homeless seniors, in the area is substantial. The Beury Building development will directly address this demand and will provide a great amount of stability in the area. A map of the neighborhood boundaries is attached.